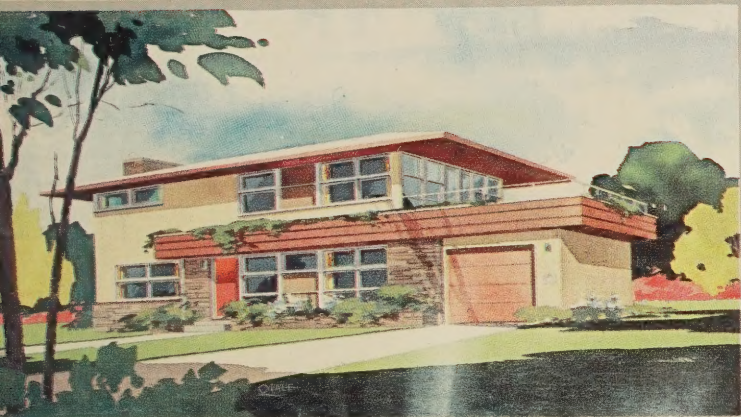
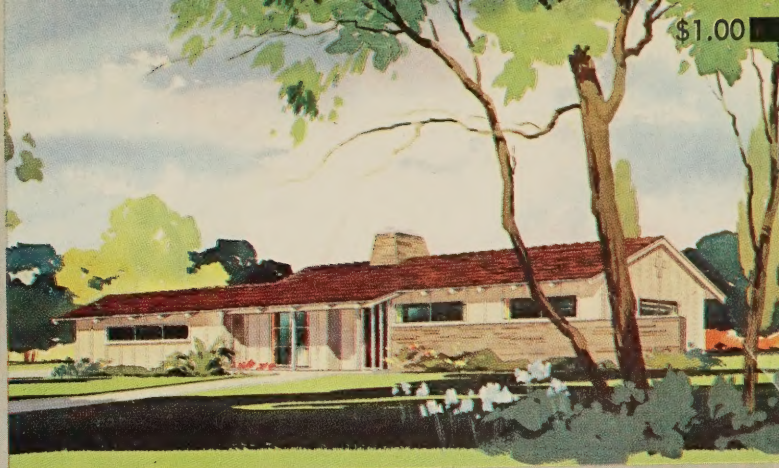


HOME PLANNERS, INC.

# 202 HOMES

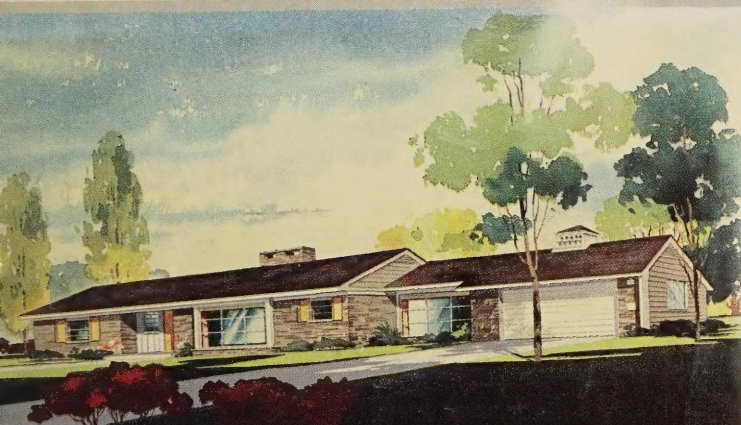
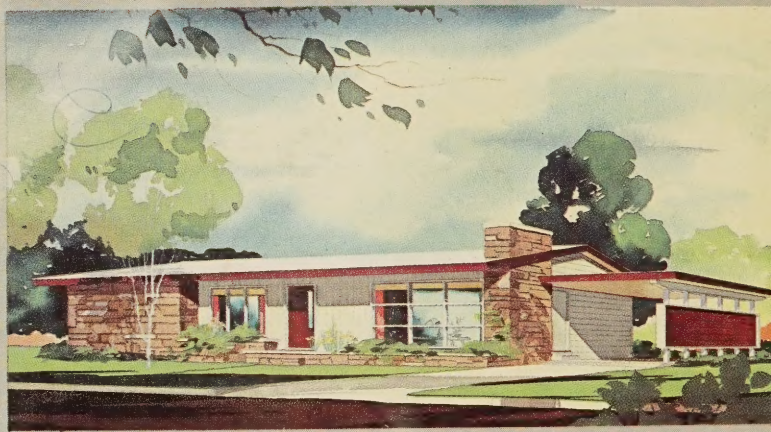
ALL SIZES and TYPES

\$1.00



RICHARD B. POLLMAN, designer  
IRVING E. PALMQUIST, A.I.A.  
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- HILLSIDE
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  - CUSTOM-DELUXE
  - 1½ and 2 STORY X



DESIGNS FOR

*Convenient Living*

BOOK NO. 24

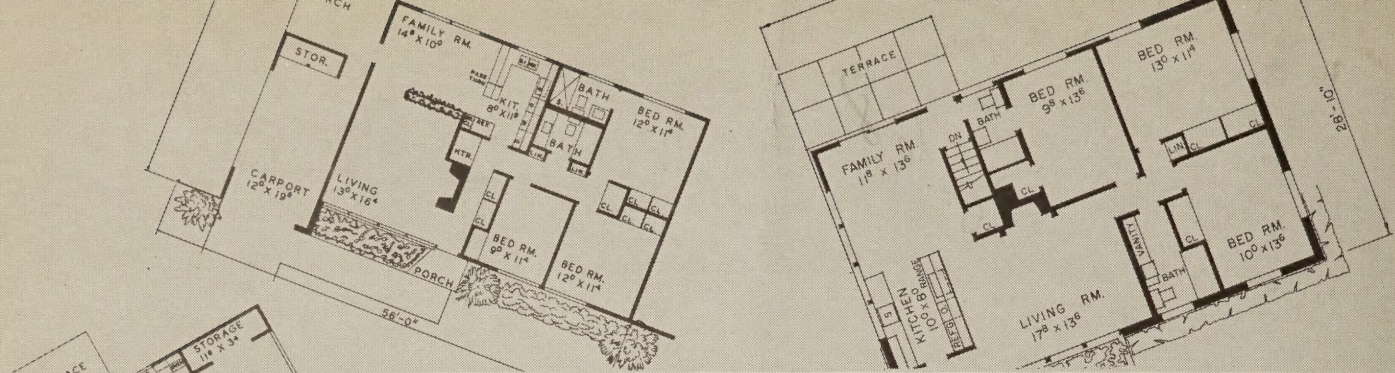
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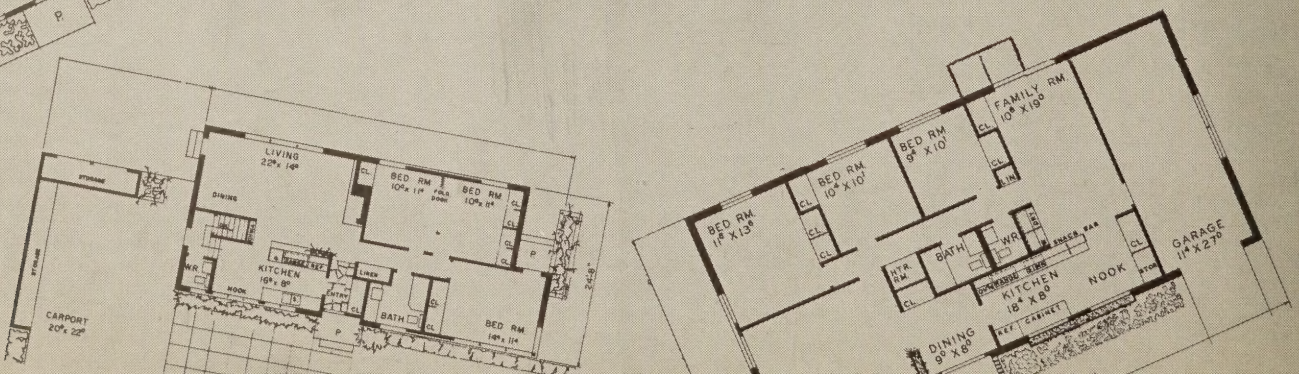
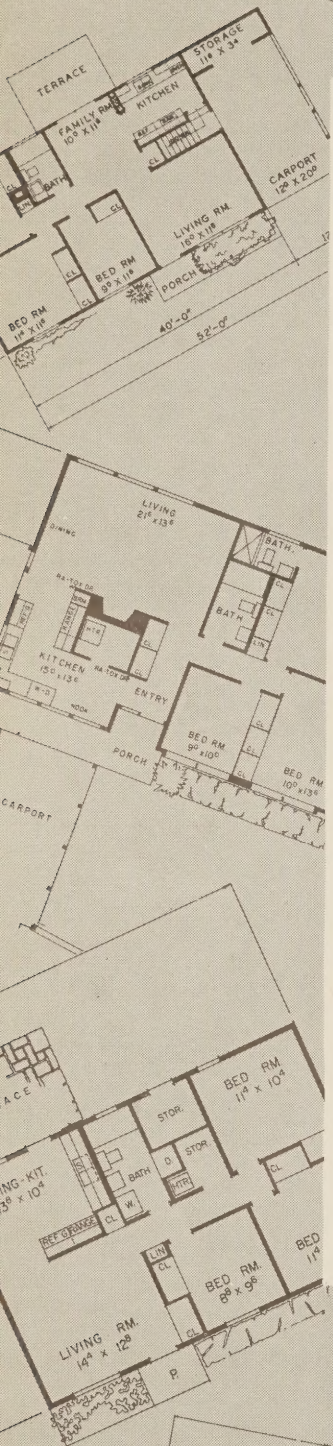
## ABOUT HOME PLANNERS, INC.

Your possession of this book is indicative of your interest in planning and building a new home. If you are an "old" reader and so many of our friends are, then you are well acquainted with the delightful character and practical layout of the Convenient Living Design. On the other hand, if you are just making our acquaintance, you can be sure your relationship will be a most pleasant and gratifying one. It is to the family in quest of new home planning ideas that our most noble efforts are dedicated.

Available to you in published form are over 700 different designs. The impact that this collection of home plans has made on the subdivisions of residential America has been outstanding. From the three million books published by Home Planners, Inc., construction blueprints have been ordered in every one of our forty-eight states, plus in many parts of the world. Faithful readers of the magazines published by House Beautiful, House & Garden, Living For Young Homemakers, New Homes Guide, Fawcett Books, Science & Mechanics, Home Building in Canada, and others have followed the publication of these designs in their favorite magazine. Such a universal acceptance of the Convenient Living Design has been most gratifying.

Behind the success of these home designs has been the nationally recognized creative talent of Richard B. Pollman. As a result of his activities in the field of modular components, in the development of new building products, and in the consultation with leading manufacturers Mr. Pollman became known as an outstanding figure in the building industry.

As you review the designs in this book, as well as those in other recent Home Planners' publications (see inside back cover) you will find a charming cross-section of homes whose construction is changing the face of the nation. Most important, however, their construction is providing more and more Americans with the base for happy family living. To both our old and new readers we say—We look forward to being of service to you.





# 202 HOMES

ALL SIZES and TYPES

LIBRARY SERIES VOL. NO. 2

DESIGNS FOR

*Convenient Living*

BOOK NO. 24

Albert P. Wittman  
PUBLISHER

Charles W. Talcott  
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Richard B. Pollman  
DESIGNER

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## HOME PLANNERS, INC.

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Professionally prepared construction blueprints and material lists are available for each home in this book @ \$20.00 for one set, or 4 sets for \$35.00, plus \$5.00 for each additional set in the same order. A Specification Outline is included at no charge with each order of four or more blueprints; otherwise, \$1.00 each.

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**BLUEPRINTS**

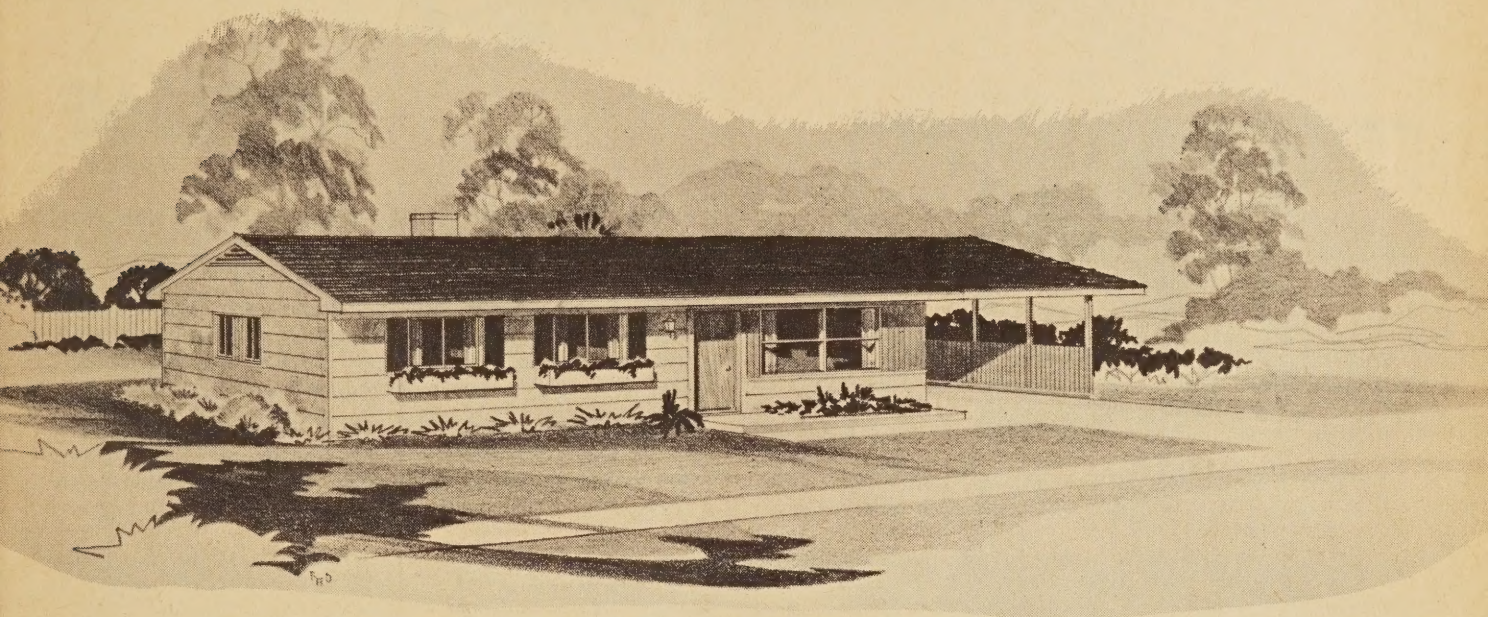
**How to order**

**SEE Page 96**



## ONE STORY HOMES UNDER 1000 SQ. FT.

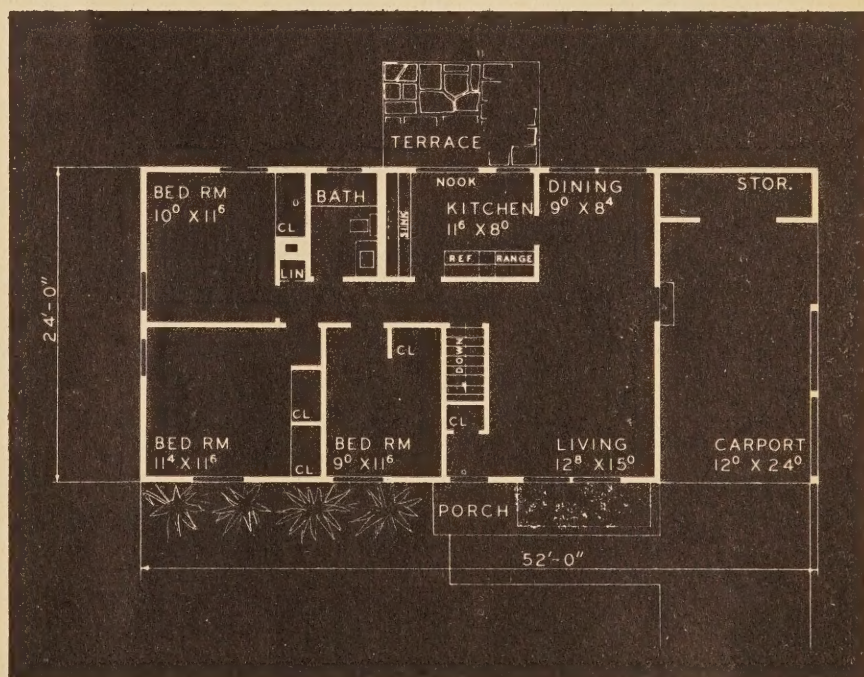
This section contains a selection of thirty designs created to fit the restricted building budget. In addition, all of these compact, efficient homes will function ideally for the small family—whether it be young or old. A variety of these homes will adapt themselves well as summer cottages. You will find that Convenient Living features abound even in the smallest of these delightful homes. Every bit of available space is put to use to make its vital contribution to pleasant and enjoyable living for the comfort of its occupants. Study these designs carefully. Your next home may be among them.



### DESIGN C 838

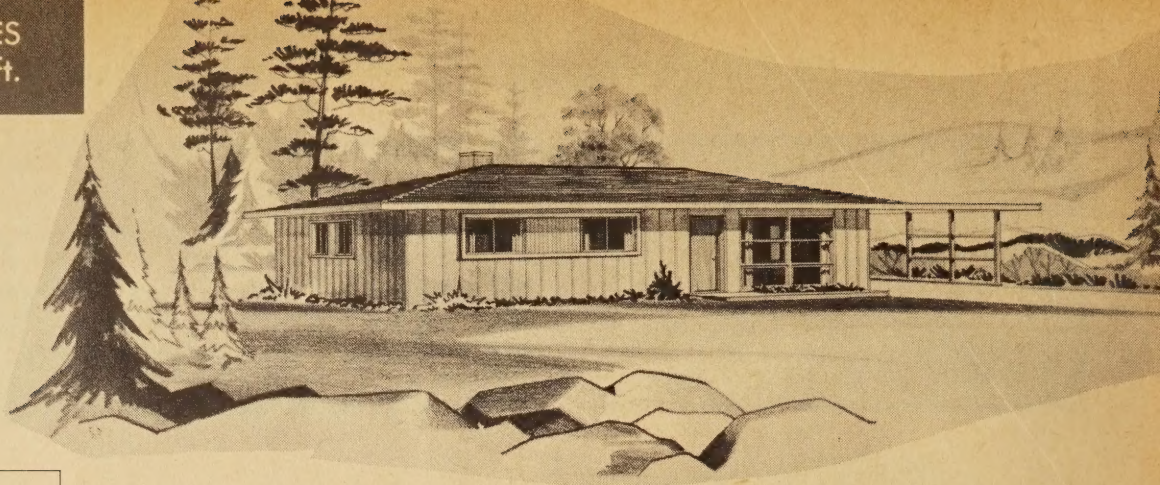
960 SQ. FT., 16,940 CU. FT.

This frame home with its horizontal siding, wide roof overhang, attached carport and flower boxes is enchanting, indeed. Its perfectly rectangular shape means economical construction. The front-to-rear living-dining area contributes to the feeling of spaciousness. Not only is there formal dining space, but there is also enough room in the kitchen for eating informally. The rear kitchen, overlooking the terrace, sets the stage for convenient outdoor living. During the summer the serving of meals on the terrace will be most efficient. Although this delightful home has a full basement, the storage unit in the carport provides an opportunity for storing yard equipment where it is most accessible.



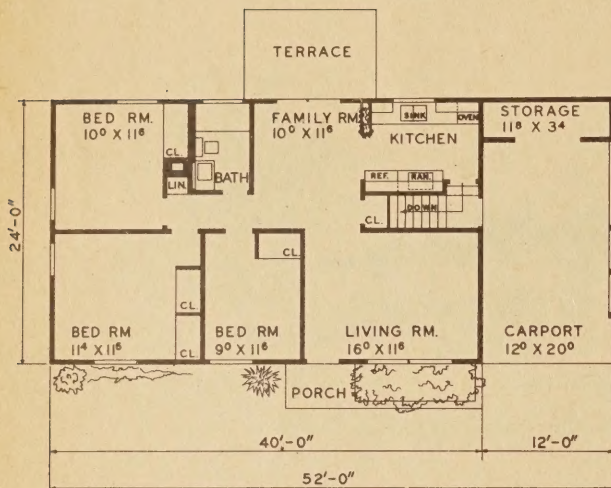


1 STORY HOMES  
under 1000 sq. ft.

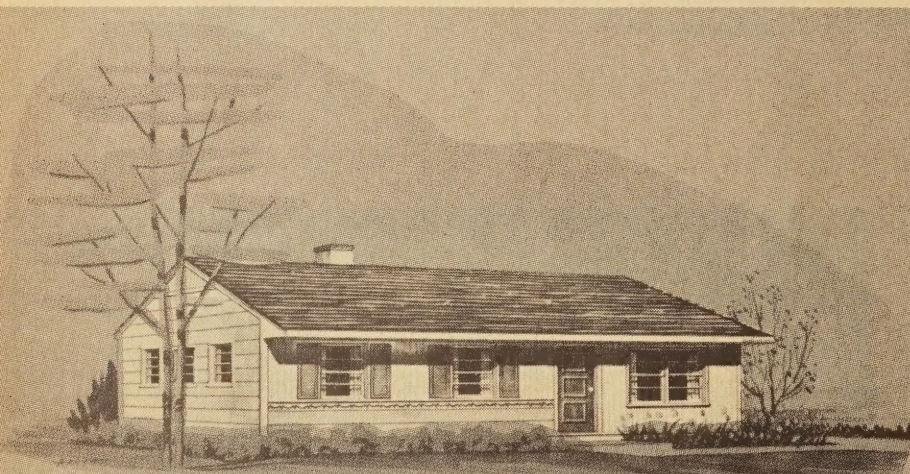


## DESIGN C 830

960 SQ. FT., 16,800 CU. FT.

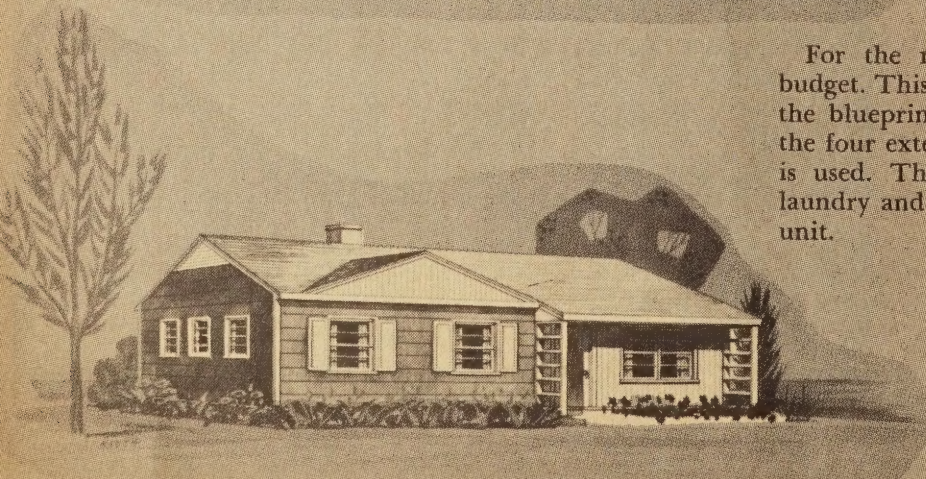


It is the vertical boards and battens, the trim hip-roof, and the effective window treatment that make the exterior of this home so appealing. The efficient floor plan is highlighted by the practical family room. This area will function with the kitchen and the outdoor living area—the terrace. Notice how the bath is easily accessible from the working and sleeping areas. The master bedroom has two large built-in wardrobe units; the kitchen has efficient built-in cooking equipment; the living room is relatively free of cross-room traffic.



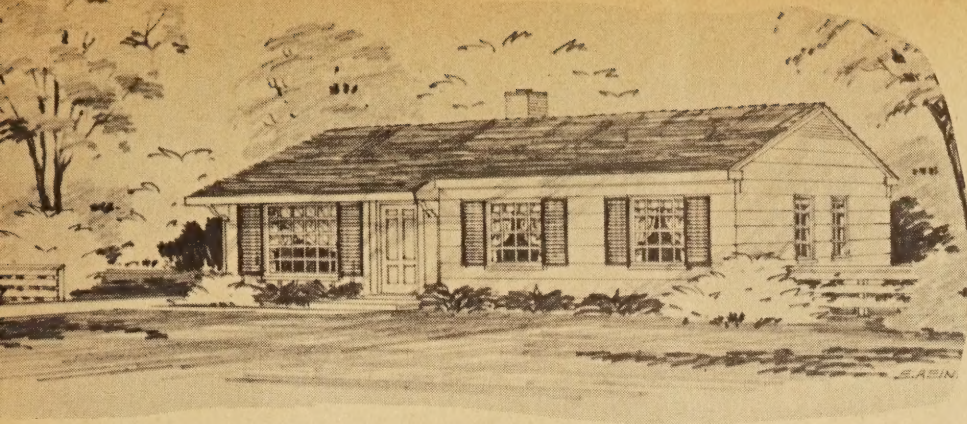
## DESIGN C 686

936 SQ. FT., 10,460 CU. FT.



For the narrow lot and the restricted building budget. This three bedroom, basementless home gives the blueprint buyer a choice of constructing any of the four exteriors shown. Every bit of available space is used. The utility room functions as a separate laundry and mud room. Observe the outside storage unit.

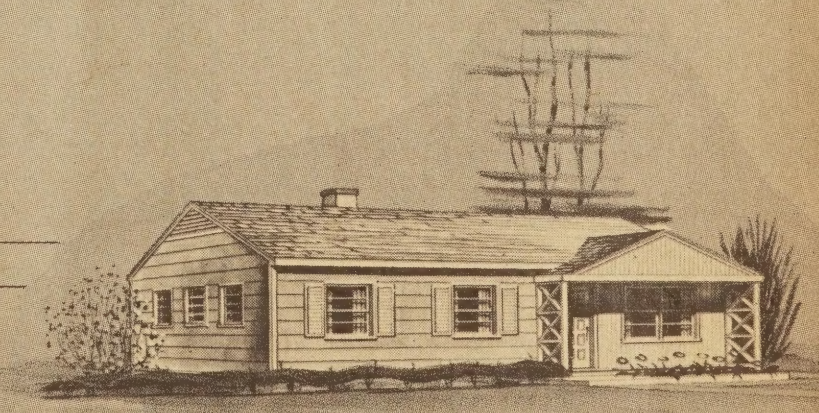
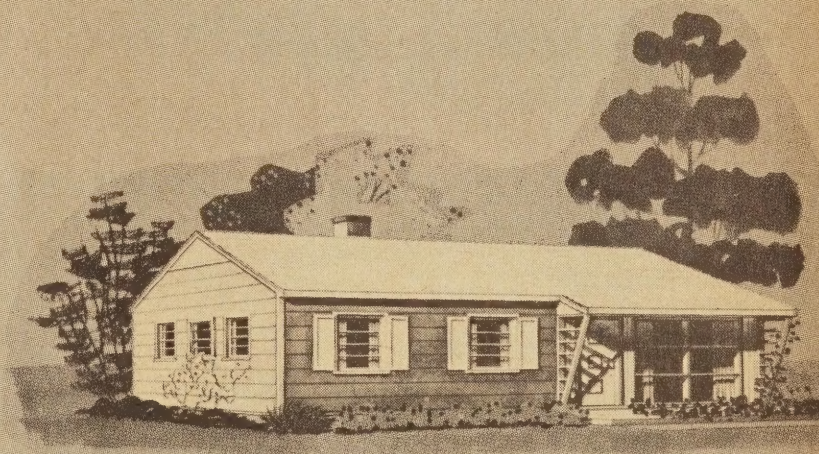
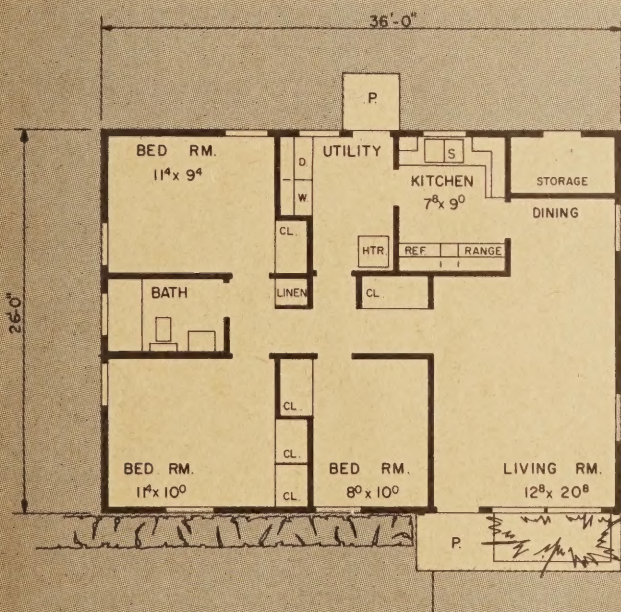
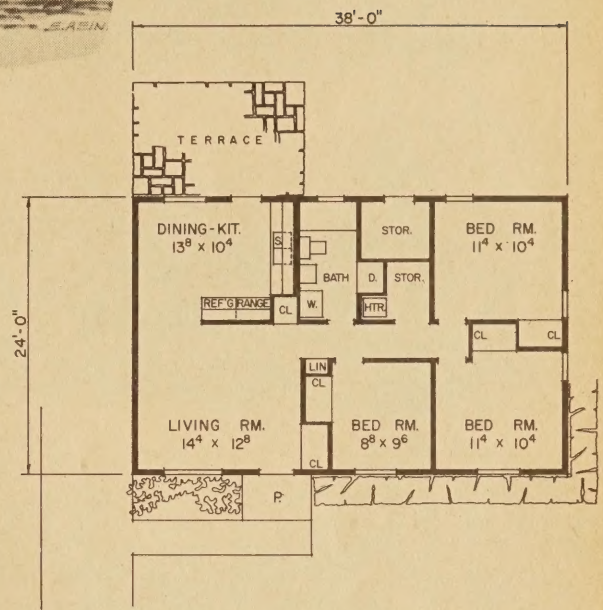




# **DESIGN C 864** 912 SQ. FT., 10,488 CU. FT.

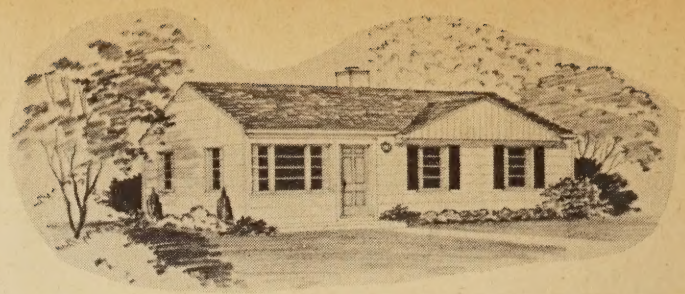
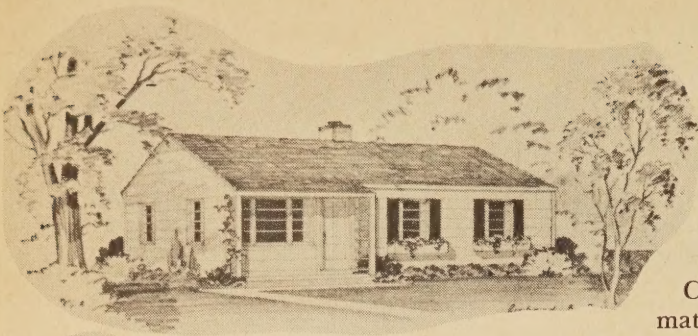
Here is a non-basement home for the minimum budget. It effectively illustrates an efficient use of space. To insure convenient living a home must have good storage facilities. Observe the efficient plumbing layout. Notice the clever incorporation of dual-use space. The dining-kitchen is spacious. The location of the washer and dryer doubles the utility of the bath. The sizable back-to-back storage areas will surely solve many a storage problem.

X





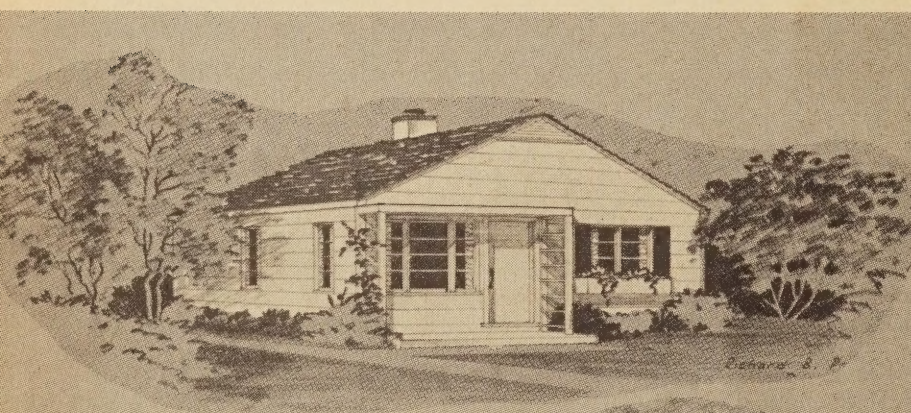
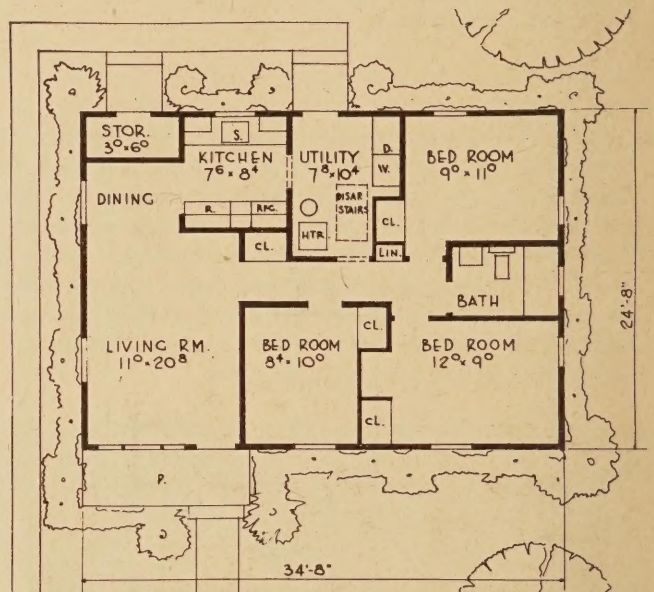
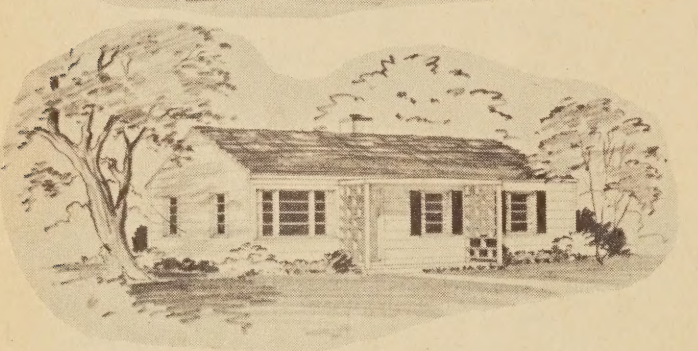
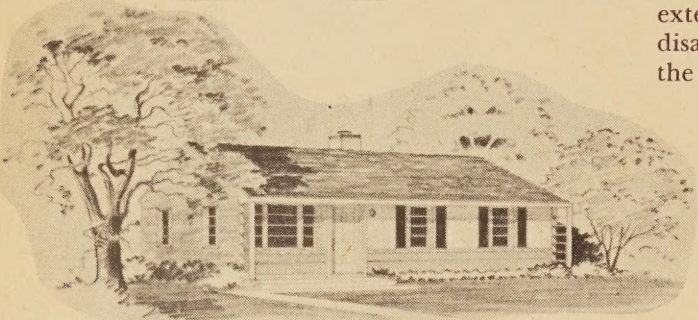
1 STORY HOMES  
under 1000 sq. ft.



## DESIGN C 810 PT

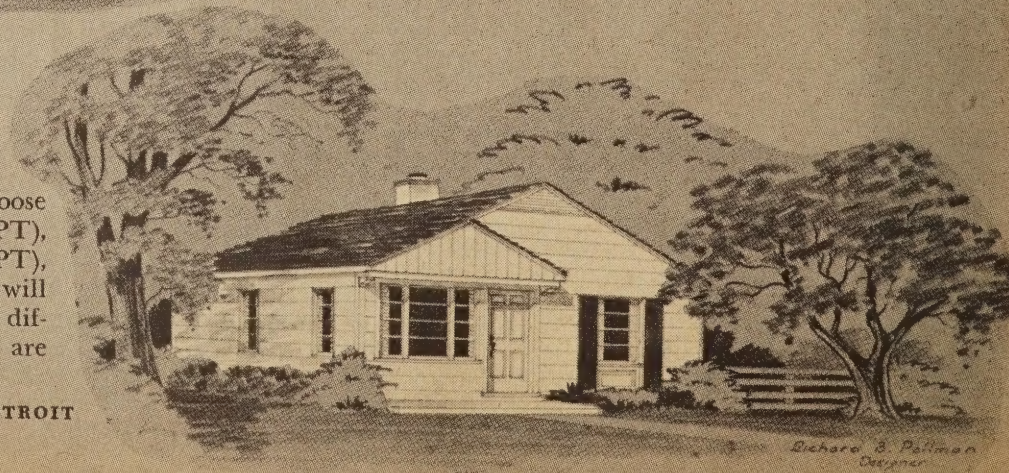
825 SQ. FT., 10,296 CU. FT.

Clean-cut and economical to build. Each blueprint set and material list includes details for building all four striking exteriors. There is no cross-room traffic in this design. The disappearing stairs in the utility room enable you to utilize the attic for seasonal storage.



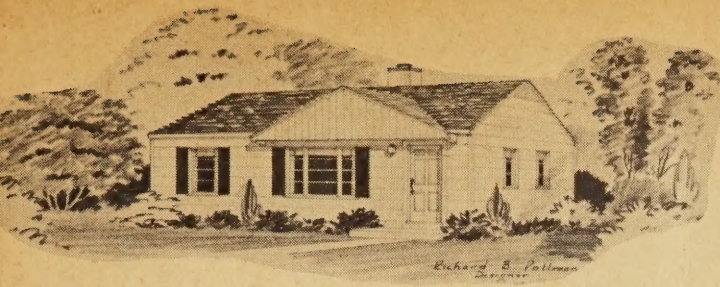
Are you looking for a design to go on your narrow lot? Or one to build as a summer cottage? If you are retiring soon and want an attractive, economical small home, then these two-bedroom homes will appeal to you. Be sure to notice the fine storage facilities and the two eating areas.

Regardless of whether you choose the non-basement design (C 600 PT), or the basement design (C 620 PT), your blueprints and material lists will include details for building four different exteriors, two of which are shown here.





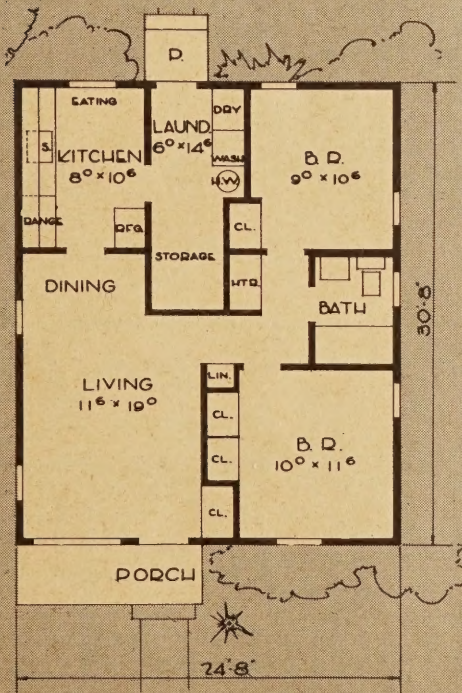
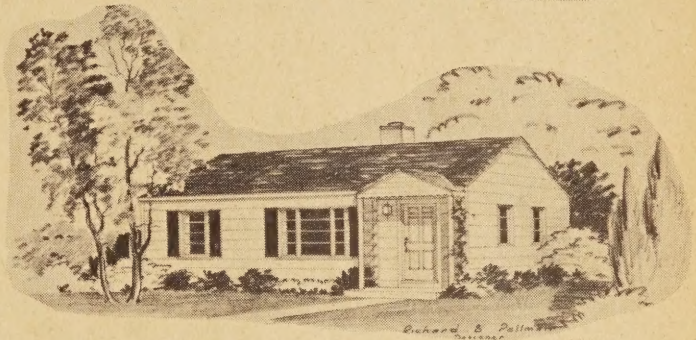
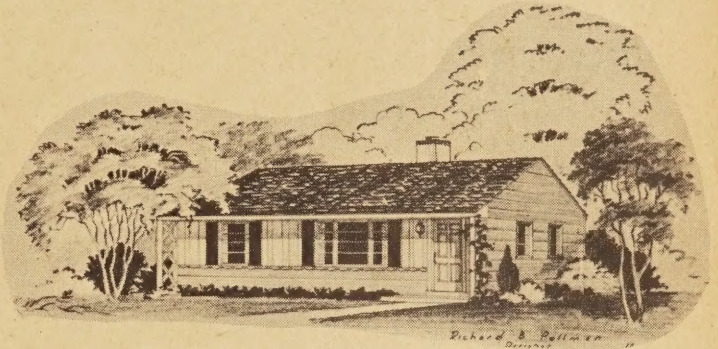
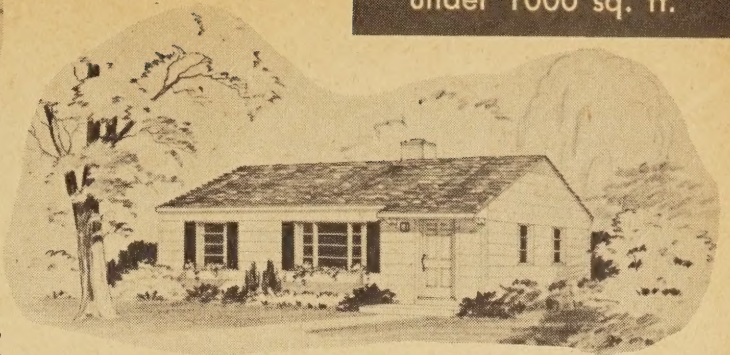
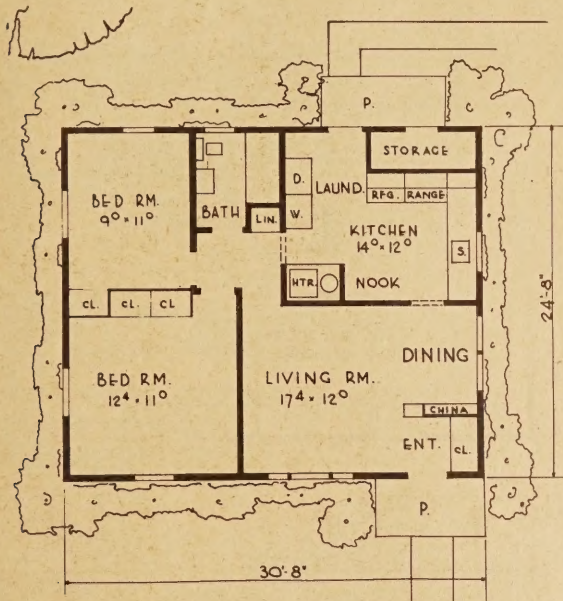
1 STORY HOMES  
under 1000 sq. ft.



## DESIGN C 710 PT

752 SQ. FT., 9,024 CU. FT.

If you want a low cost house filled with convenience, here it is! Note the good traffic circulation, ample closets and storage, eating space in kitchen, first floor laundry, and the picture window. You don't sacrifice charm, either, because available blueprints and material lists include details for building all four attractive exteriors.

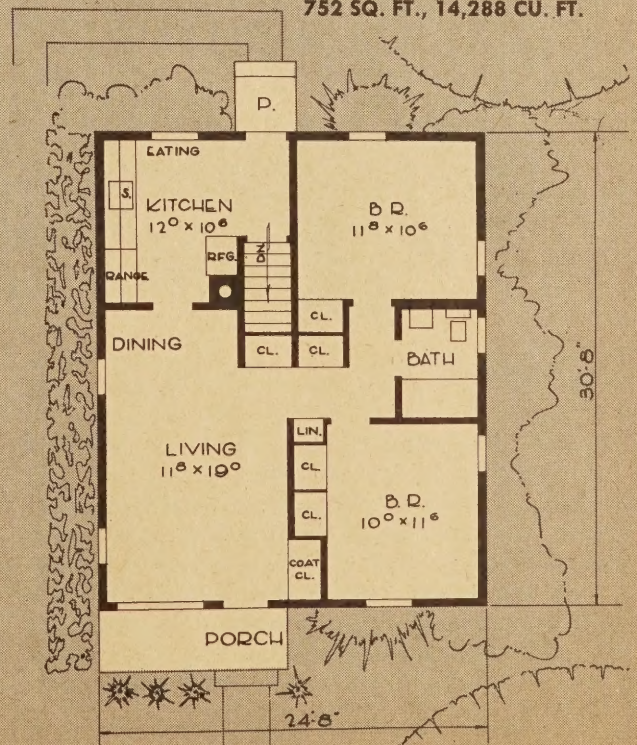


## DESIGN C 600 PT

752 SQ. FT., 9,024 CU. FT.

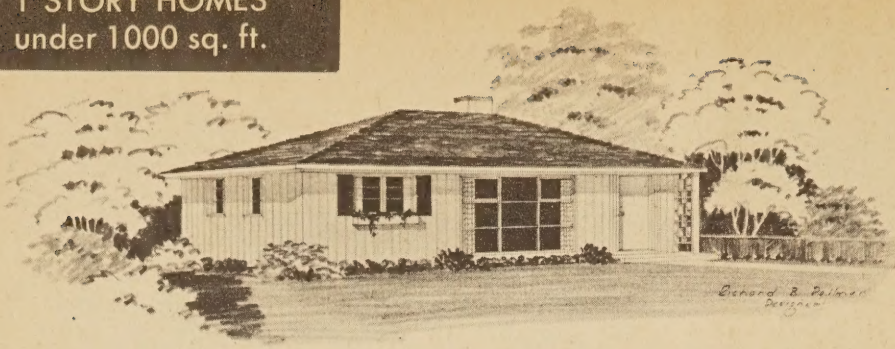
## DESIGN C 620 PT

752 SQ. FT., 14,288 CU. FT.





1 STORY HOMES  
under 1000 sq. ft.



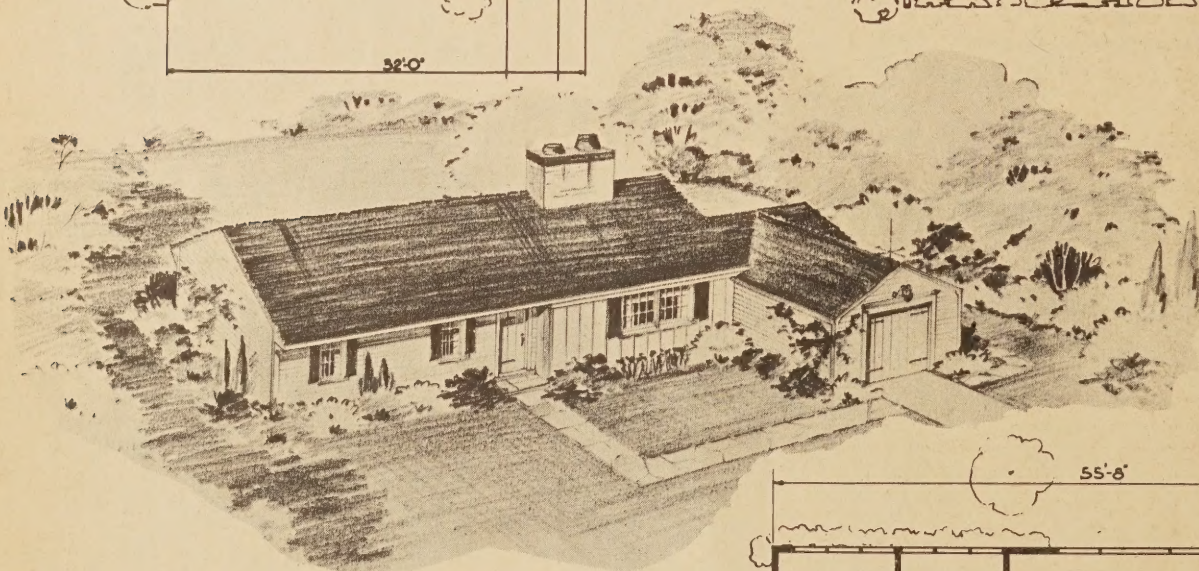
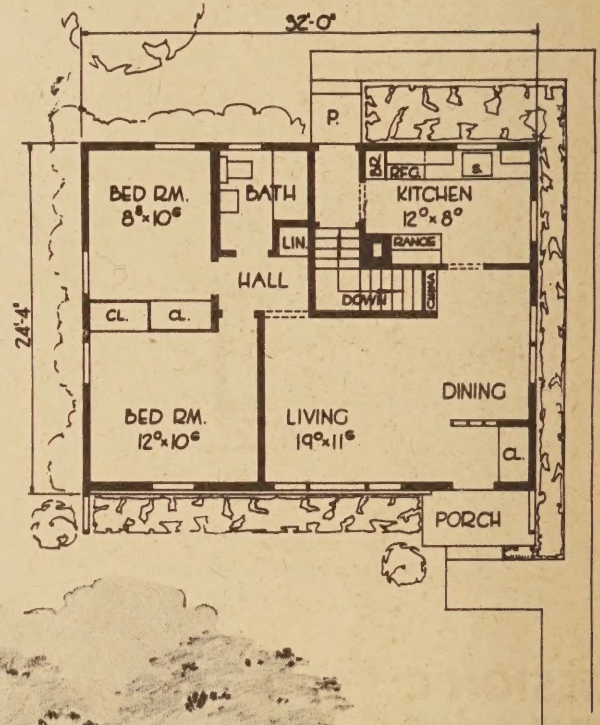
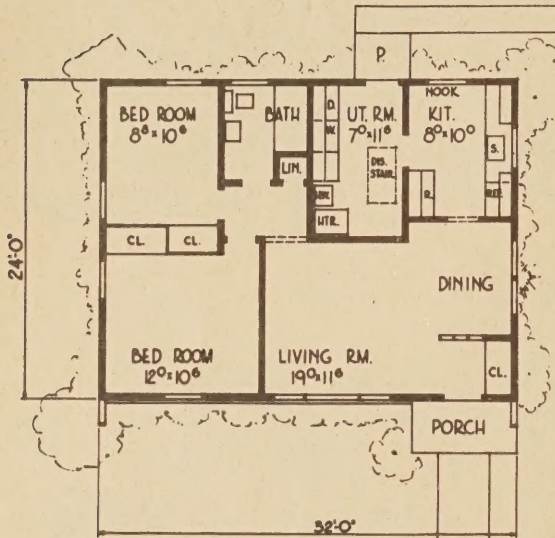
The disappearing stairway in the utility room of the basementless plan allows using the attic for additional storage. Notice the addition of a china and a broom closet in the basement plan.

## DESIGN C 200

778 SQ. FT.  
13,715 CU. FT.

## DESIGN C 195

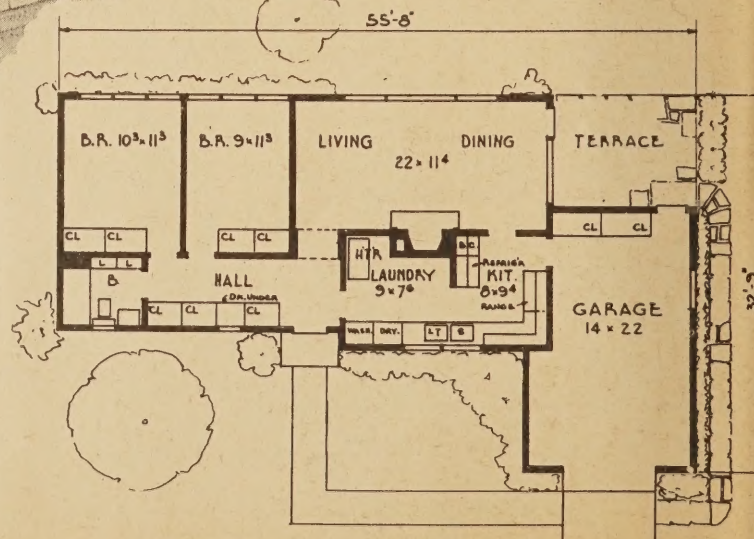
777 SQ. FT.  
8,278 CU. FT.



## DESIGN C 1

925 SQ. FT.  
10,180 CU. FT.

The arrangement of the plan in this colonial cottage eliminates the use of rooms for halls and creates a feeling of spaciousness in the combined rooms. Generous storage wall closets have been provided and the garage offers ample room for storage and family hobbies. Household chores are made easy because of the automatically equipped kitchen-laundry. Radiant floor heating is the answer to the "Cold Floor" problem in this home.





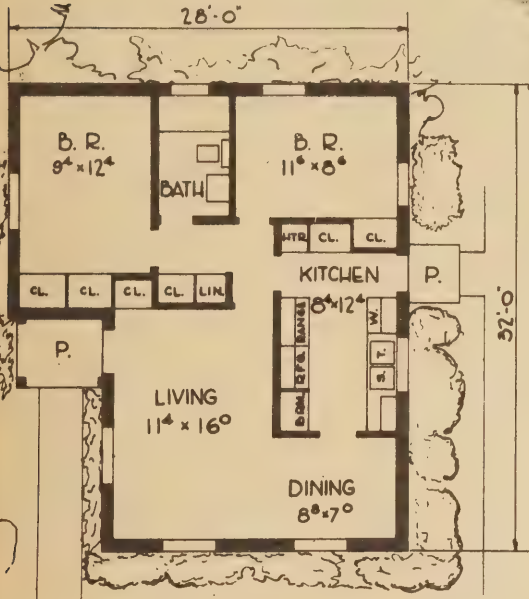


Richard B. Pollman  
Designer

## DESIGN C 137

786 SQ. FT., 8,254 CU. FT.  
12,578 CU. FT. (WITH BASEMENT)

Build this one two ways! The exterior view above shows the 32 foot side facing the street; whereas the floor plan shows the 28 foot side facing the street to fit on a 40 foot lot. Also note the good traffic circulation and the loads of closets.



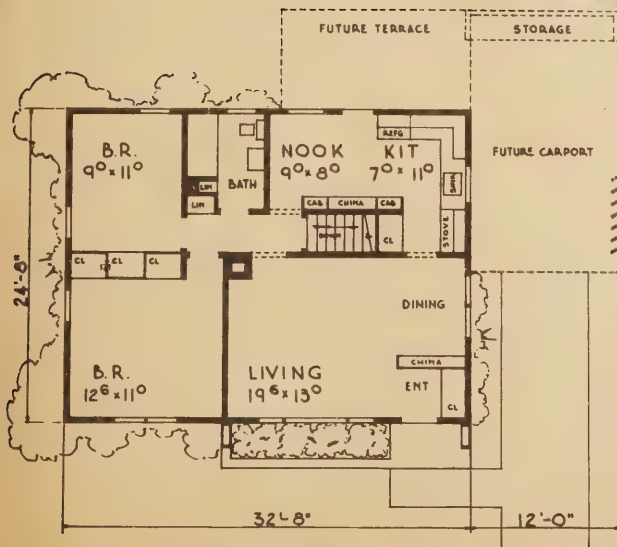
Blueprints and material  
lists include optional basement.

## DESIGN C 147

802 SQ. FT., 14,400 CU. FT.



Richard B. Pollman  
Designer



Here again is plenty of storage space, a most efficient kitchen with a large nook, and a spacious living room tailored for attractive furniture placement. The china closet provides an interesting back drop for the dining area. Notice how this home adapts itself for a future terrace and carport with storage!

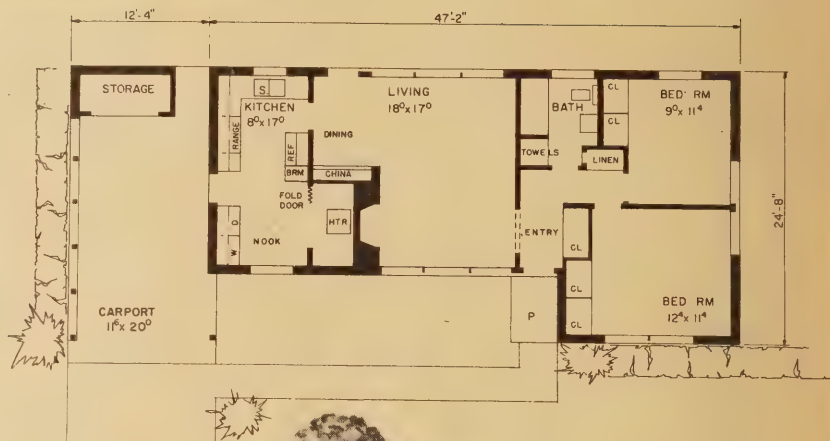




## DESIGN C 475

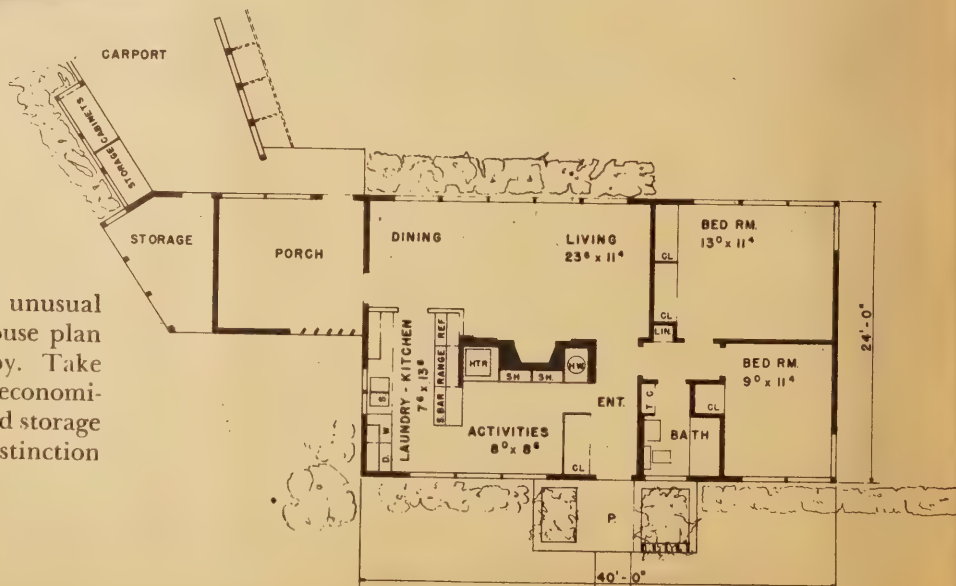
976 SQ. FT., 9,514 CU. FT.

Here is a dream home for newlyweds or a retired couple. Compact and very livable, it has ample storage space for all your precious possessions. The contemporary brick exterior is most attractive and the wide chimney adds character to the structure. Note the combination kitchen and laundry, with folding door to the heater room.



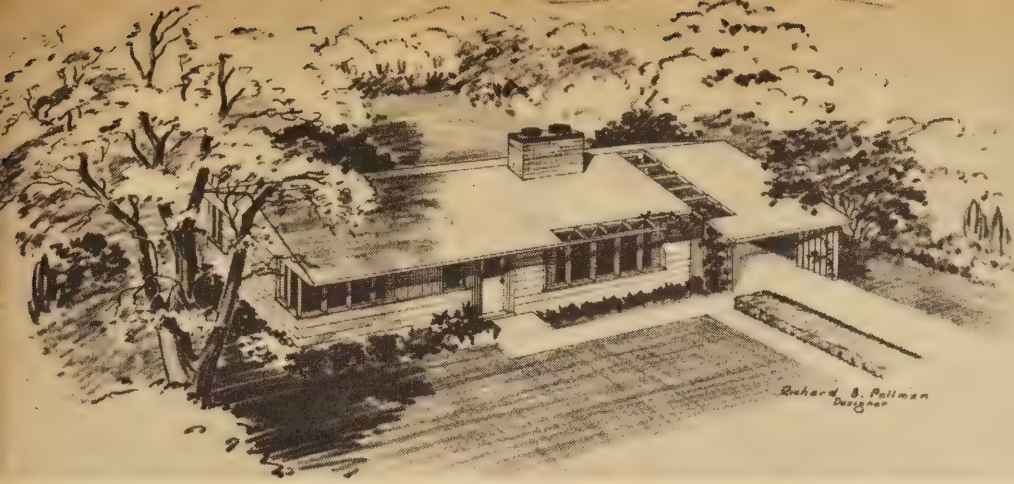
## DESIGN C 253

960 SQ. FT., 9,840 CU. FT.



It is smart to take advantage of any unusual characteristics a plot may present. A house plan is also made more interesting thereby. Take this house as an example. In itself it is economically rectangular, but with its carport and storage rooms set on the bias it achieves a distinction all its own.

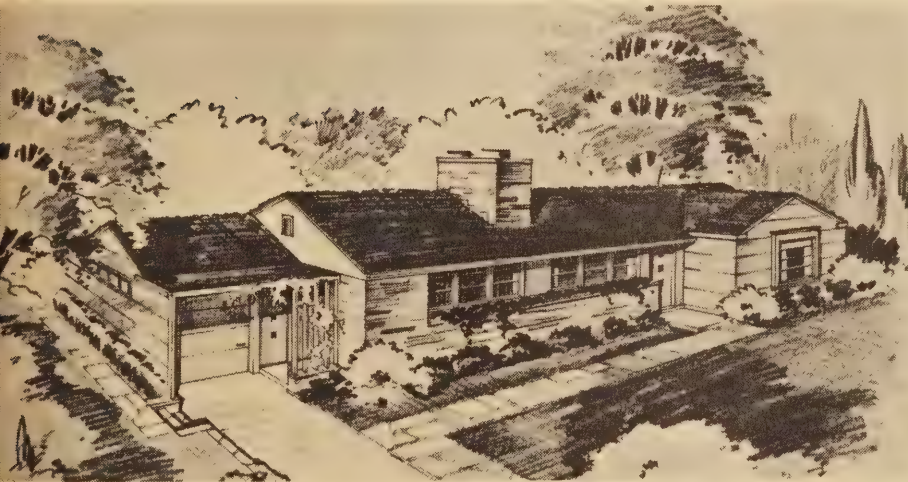
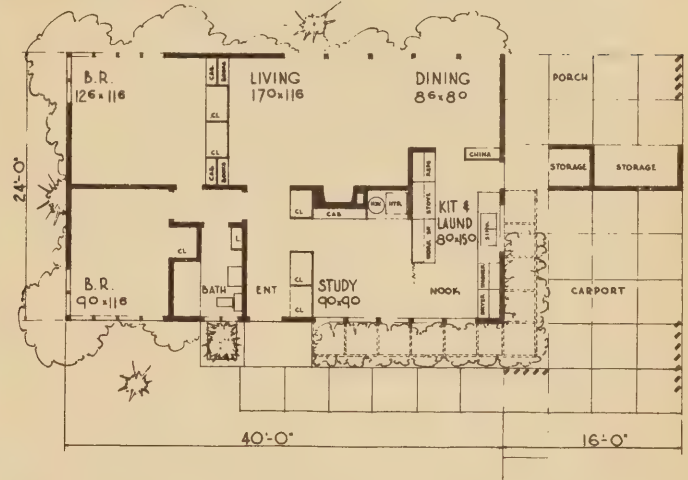




## DESIGN C 138

960 SQ. FT., 9,360 CU. FT.

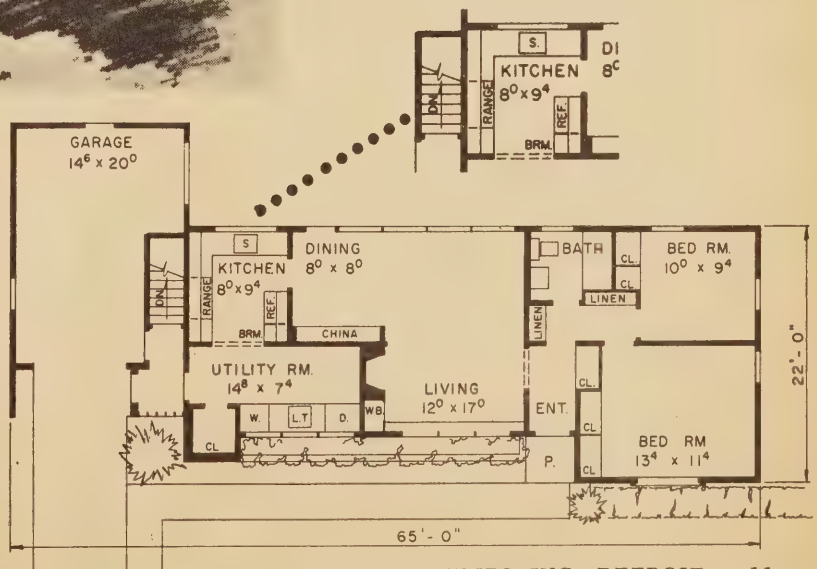
The generous glass areas will provide the proud owner of this home with a view in any direction. Note the abundance of closets, built-ins and storage space. This home has a rear living and dining area which assures privacy.



## DESIGN C 3

970 SQ. FT., 10,670 CU. FT.  
(WITH BASEMENT) 14,880 CU. FT.

Location of stairway if built with basement. Available blueprints include optional basement.



The exterior of this home has been designed with simplicity. The long stone faced flower box and low roof lines accent the horizontal feeling. A beautiful fireplace, built-in cabinets, book shelves and china buffet are features of the L-shaped living-dining area. The compact kitchen and laundry arrangement provide fine floor area for children's activities. The cold room could be an extra lavatory if desired.

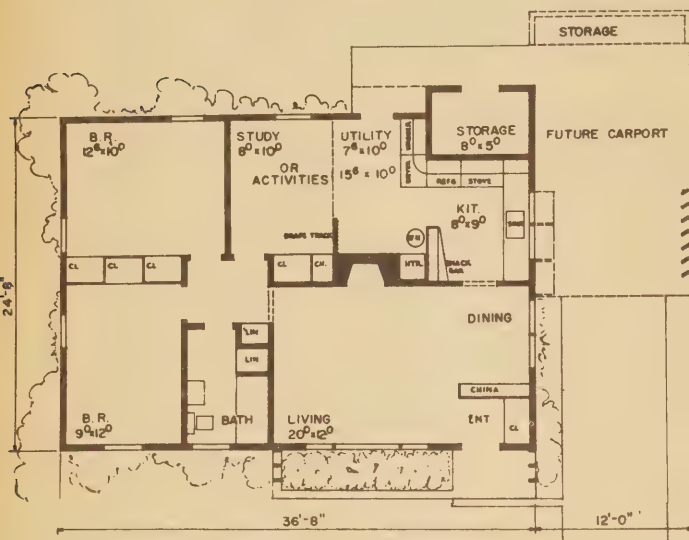


# 1 STORY HOMES under 1000 sq. ft.

In this compact house you have a choice of floor plans—basement or basementless. Note the convenient traffic circulation, the abundant storage areas, and that third room which can, in both plans, serve your needs as a study, an activities room or an extra bedroom.

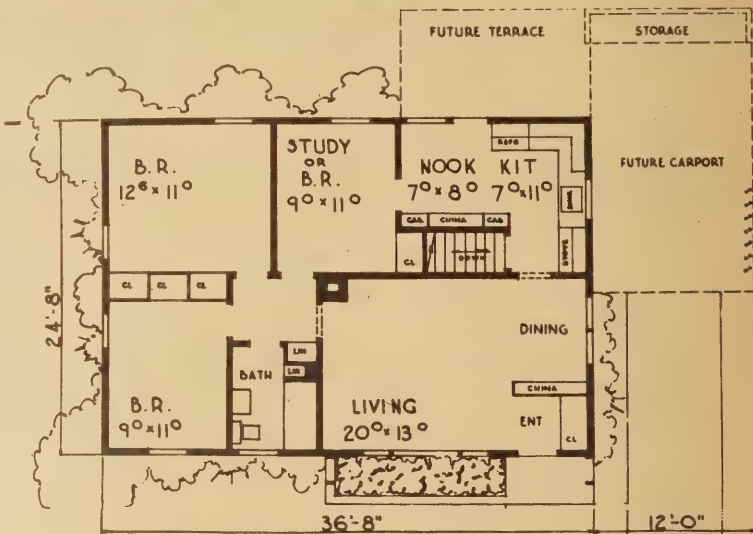


Richard B. Pullman  
Designer



## DESIGN C 148

920 SQ. FT., 10,365 CU. FT.



## DESIGN C 149

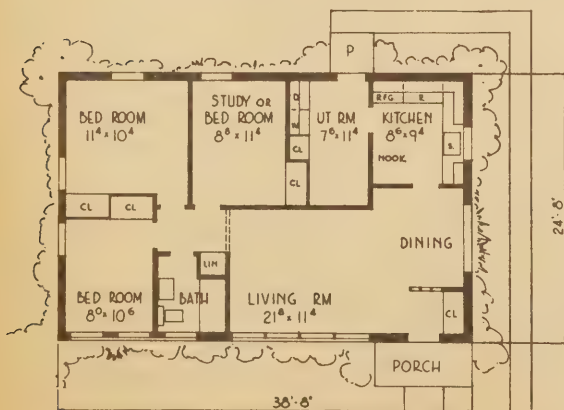
906 SQ. FT., 16,700 CU. FT.



Richard B. Pullman  
Designer

## DESIGN C 193

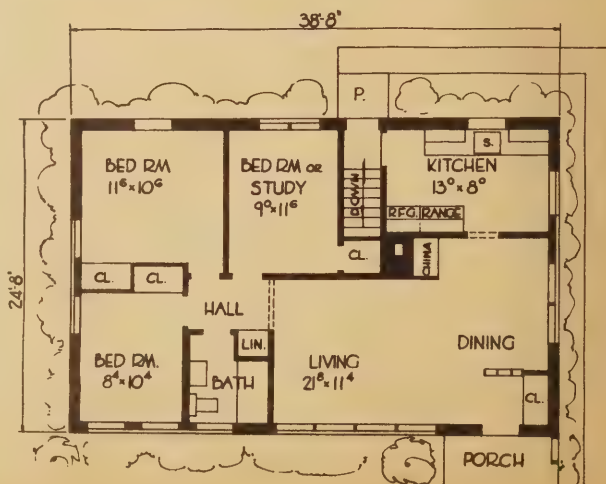
950 SQ. FT.  
10,450 CU. FT.



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## DESIGN C 198

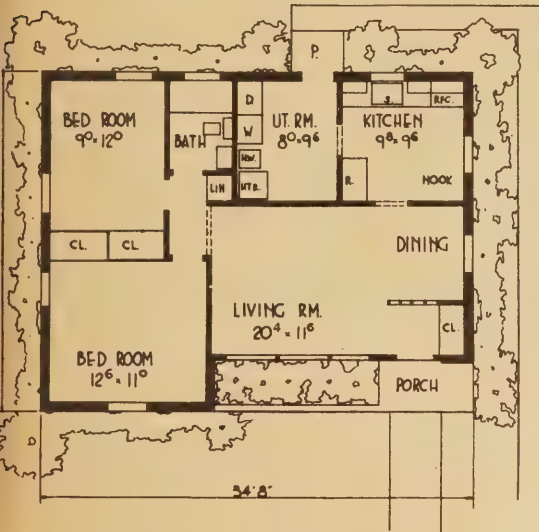
950 SQ. FT.  
16,625 CU. FT.





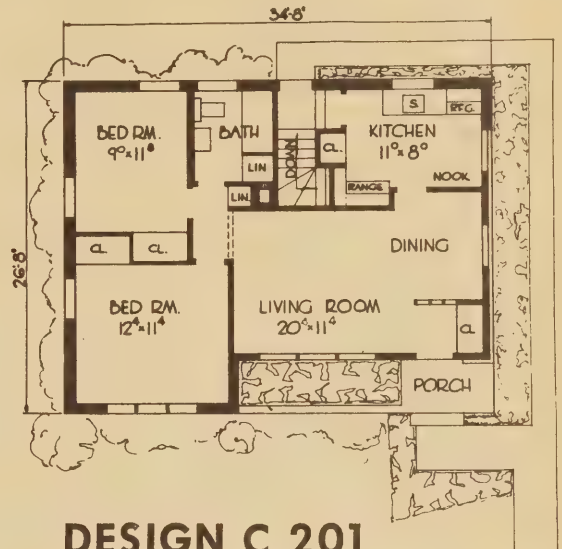


An attractive trellis partition greets your visitors as they step through your front door. A utility room off the kitchen, in the basementless version, will keep your washing and ironing days a thing apart from the rest of the house. The basement version permits enlarging the dining and adding a kitchen closet.



### DESIGN C 196

838 SQ. FT., 8,872 CU. FT.



### DESIGN C 201

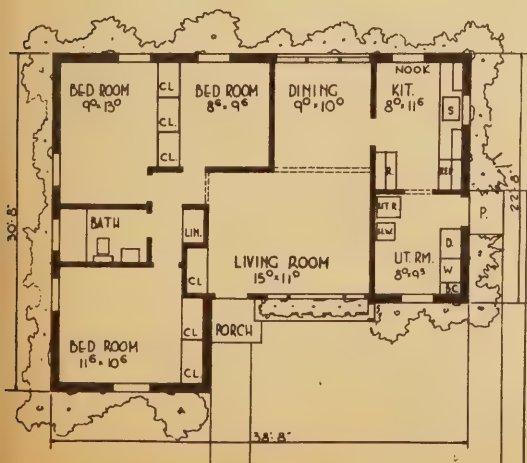
838 SQ. FT., 14,665 CU. FT.

There are windows at both ends of the living and dining area and plenty of closets in this straightforward design. Both floor plans provide for kitchen eating space.



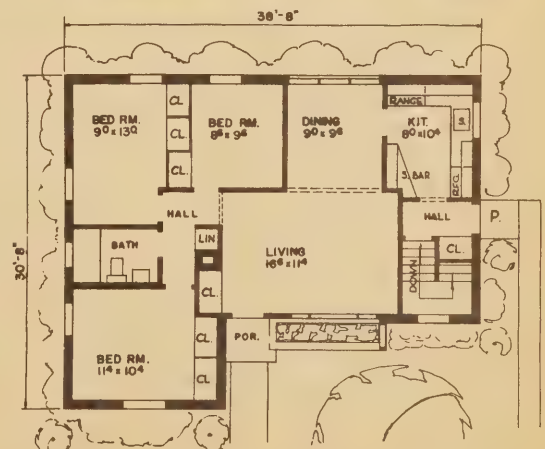
### DESIGN C 197

999 SQ. FT.  
10,082 CU. FT.



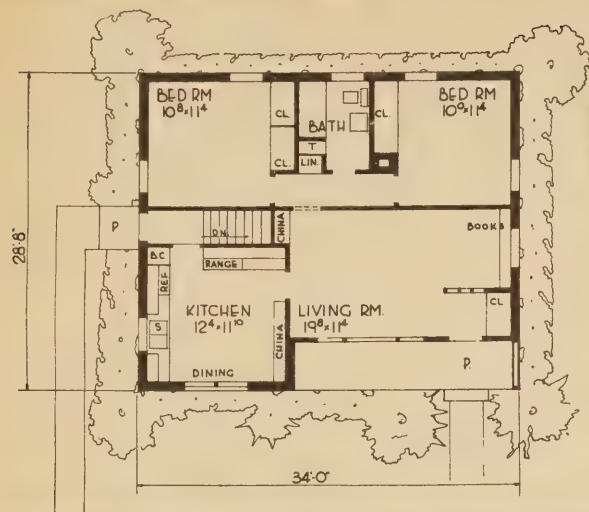
### DESIGN C 202

999 SQ. FT.  
17,427 CU. FT.





**1 STORY HOMES**  
under 1000 sq. ft.



**DESIGN C 230**

882 SQ. FT., 16,261 CU. FT.

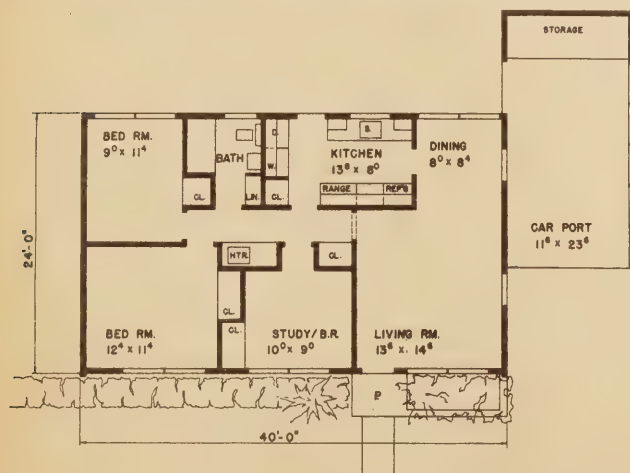
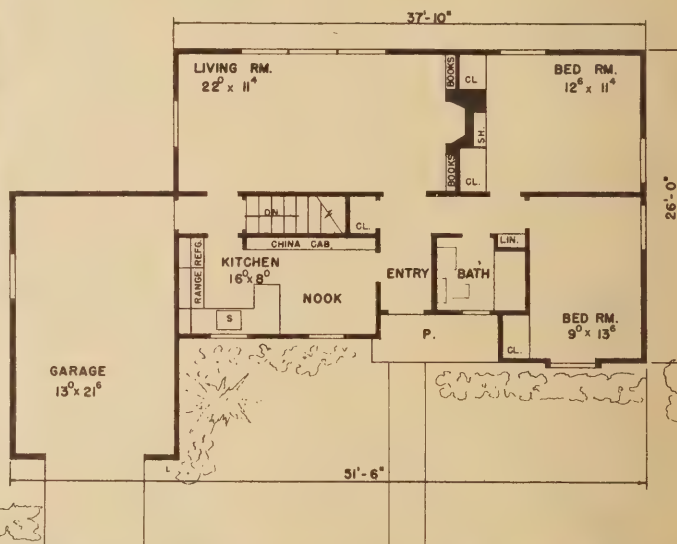
The built-in china closets, bookcase and grille-work partition of this plan will give you a wonderful opportunity to reflect your personality.



**DESIGN C 241**

912 SQ. FT., 17,784 CU. FT.

Here is a home with excellent traffic circulation, an efficient work area, and a wonderful sweeping living room. Blueprints for this design show a partially exposed basement should your site slope to the rear.



**DESIGN C 82**

960 SQ. FT., 11,808 CU. FT.

A three bedroom version of Design C 81. It will be interesting to compare and study the many floor plan changes and dimensions that have taken place by adding a bedroom.



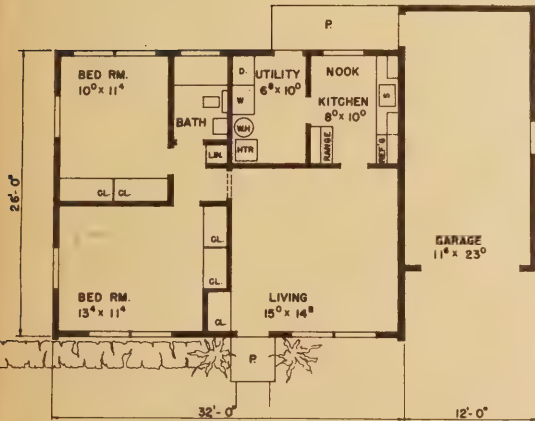
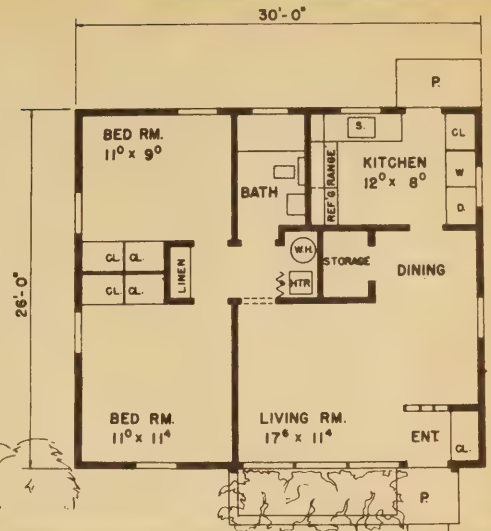


Richard B. Pelton

## DESIGN C 79

780 SQ. FT.  
9,048 CU. FT.

This efficiently designed frame home has eight closets and a well lighted pleasant living room. How do you like the solution to the washer and dryer location?



Richard B. Pelton  
DETROIT

## DESIGN C 81

832 SQ. FT.  
9,651 CU. FT.

This design shows how any or all sash in a panel type window can be made to swing open. Did you see how little space is used for the hallway?

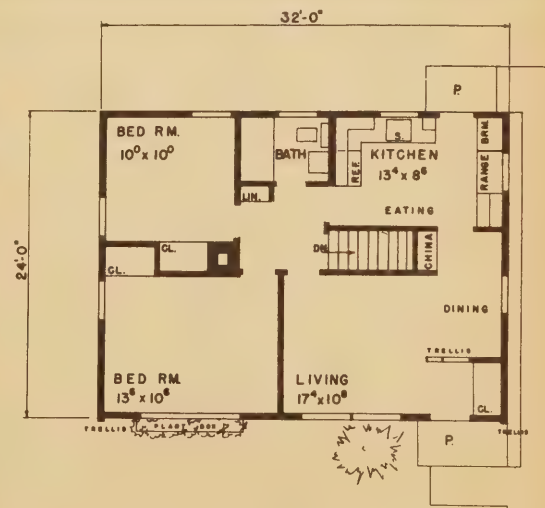


Richard B. Pelton

## DESIGN C 84

768 SQ. FT.  
15,360 CU. FT.

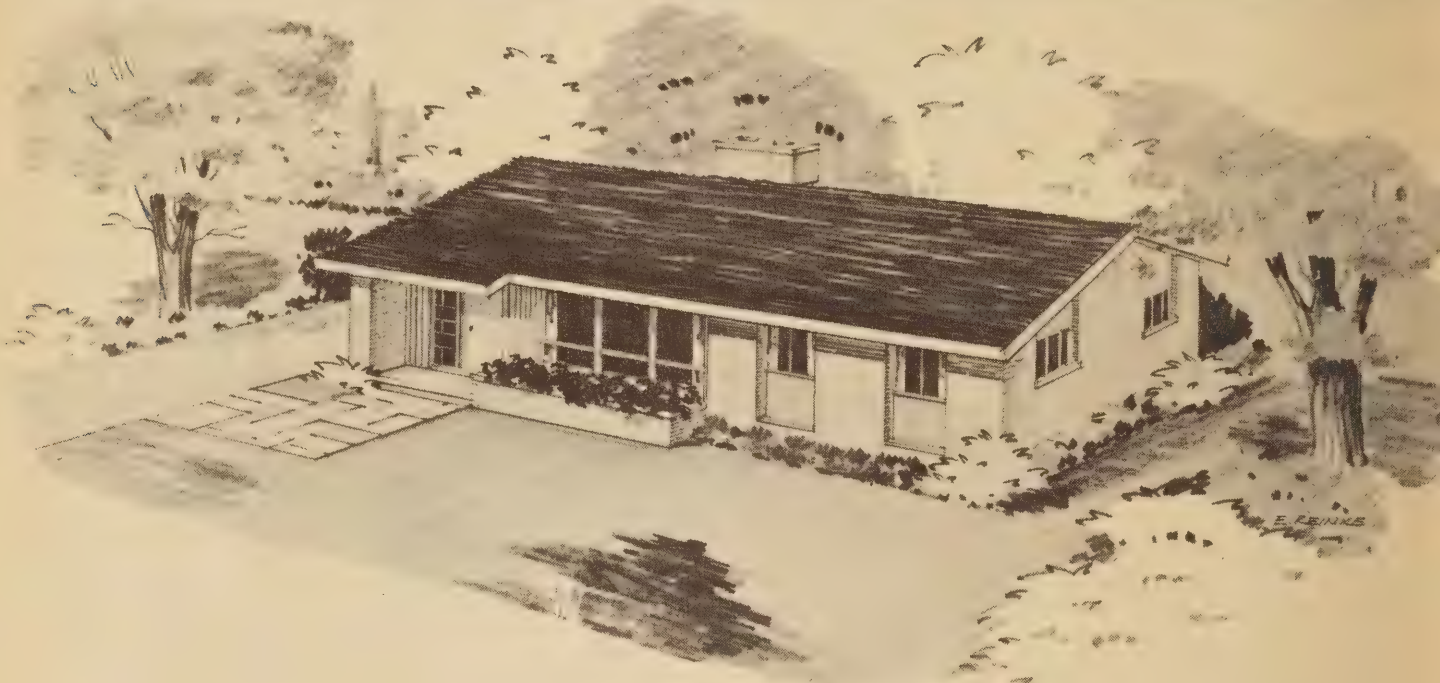
A basement version of Designs C 79 and C 81 above. It is still a frame home, but compare the exterior and interior changes in this one, too. Notice the excellent traffic circulation for a small home.





## ONE STORY HOMES 1000-1300 SQ. FT.

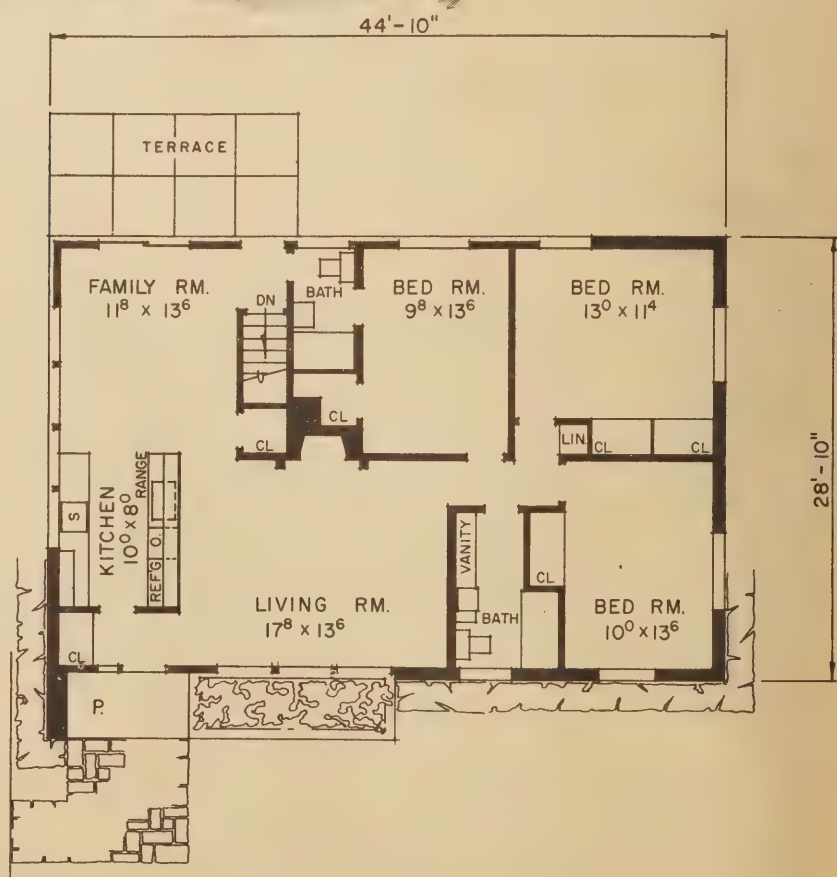
As a home increases in size so does its livability. Flexibility in living patterns become apparent. The appearance of the family room and the extra washroom becomes a vital part of the plan. As you review the 65 designs in this section you will find much individuality of exterior appearance. In your quest for a home you should be conscious of the opportunity to find a home whose exterior satisfies your tastes for pleasing lines, and whose floor plan meets the manner in which the members of your family wish to live. You are sure to find the reconciling of these two factors a delightful and exciting experience, indeed.



### DESIGN C 832

1,291 SQ. FT., 23,625 CU. FT.

The degree to which your family's living patterns will be efficient will depend upon the soundness of the basic floor plan. Here is an exceptionally practical arrangement for a medium sized home. Traffic patterns will be most flexible. The work area is strategically located close to the front door and it will function ideally with both the indoor and outdoor informal living areas. The master bath will serve the living room and the sleeping area. The second bath will serve the work area, the family room, the third bedroom, and also cut down on the through-the-house traffic from the outdoors. Don't miss the fireplace, the walk-in closet, and the vanity.



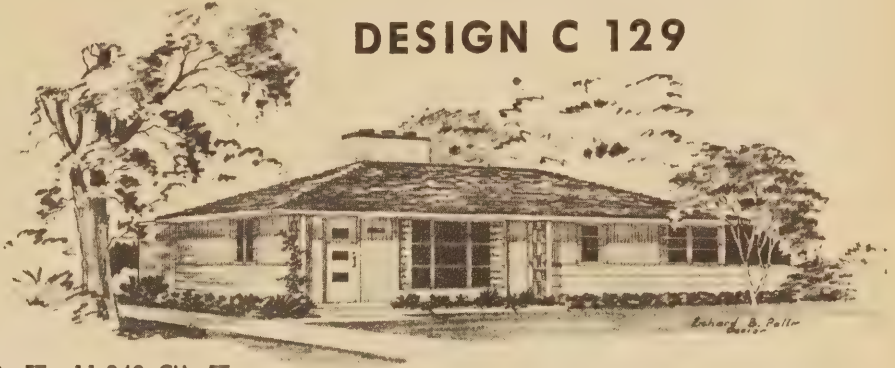


## DESIGN C 128

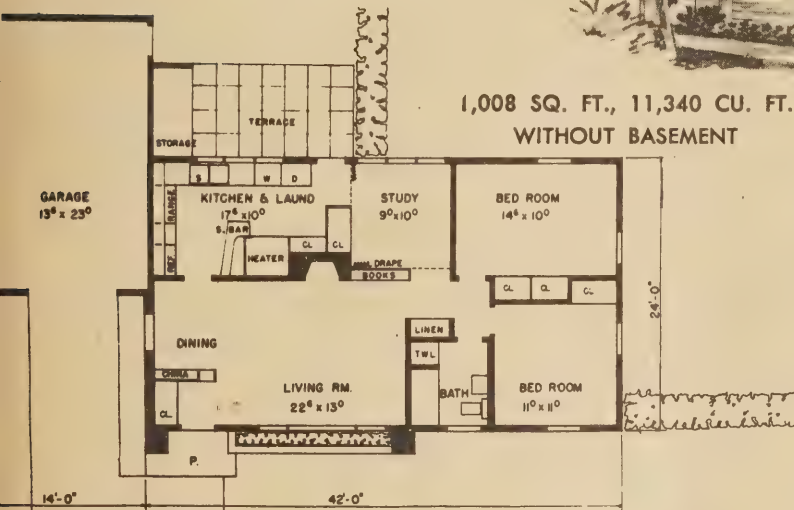


Experience shows that home builders like variety of the same theme. The four exteriors on this page have the same floor plan. You wouldn't think so, would you? But here they are ready for your selection. These designs will help you decide whether you prefer a real ranch home, a hip-roof modern, a charming colonial or an Early American style home.

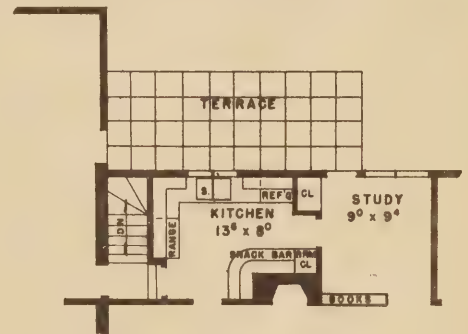
## DESIGN C 129



1,008 SQ. FT., 11,340 CU. FT.  
WITHOUT BASEMENT



1,008 SQ. FT., -18,350 CU. FT.  
WITH BASEMENT



An alternate basement plan is included with the blueprints.

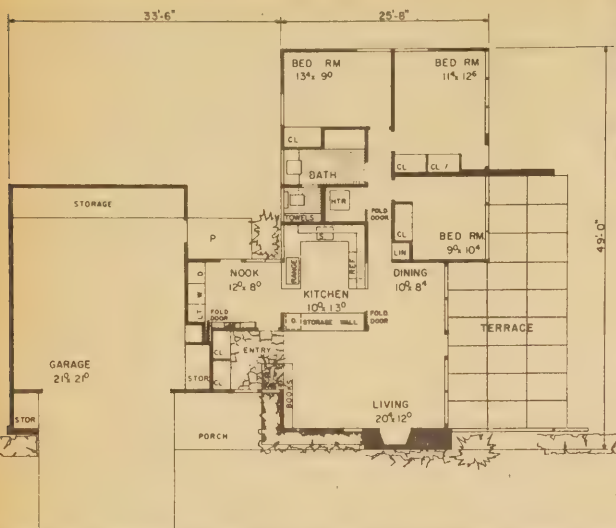


## DESIGN C 130



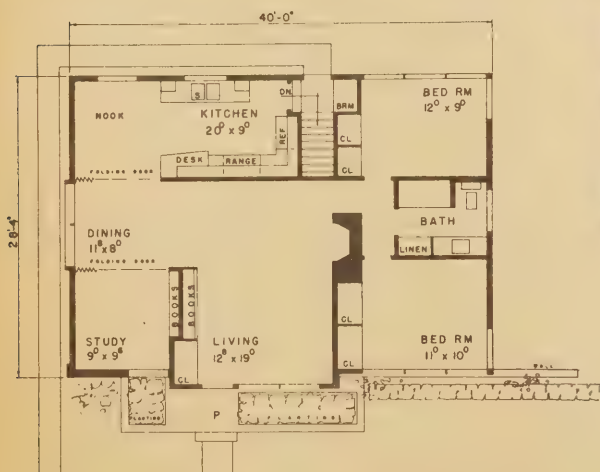
## DESIGN C 131





**DESIGN C 483**  
1,277 SQ. FT., 13,056 CU. FT.

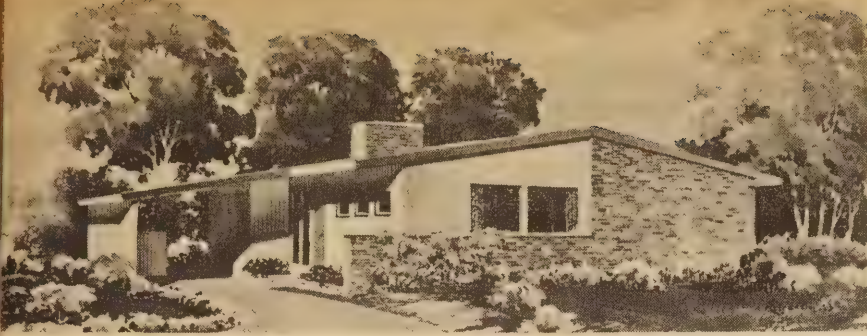
Contemporary design at its best. Glass areas of the delightful living-dining room and bedroom overlook the terrace that is screened from view. Laundry equipment in the nook is concealed by a folding door, and plans include built-ins for books, towels and storage.



**DESIGN C 360**  
1,153 SQ. FT., 20,140 CU. FT.

This charming modern with its built-in features will give you the best in Convenient Living. Notice the folding doors which can be installed to alter the shape and size of three areas. Here is beauty in glass and stone, accentuated by the wide low roof.

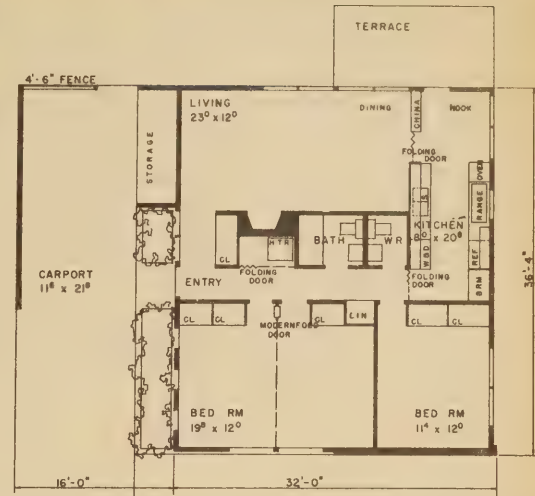




## DESIGN C 425

1,162 SQ. FT., 11,852 CU. FT.

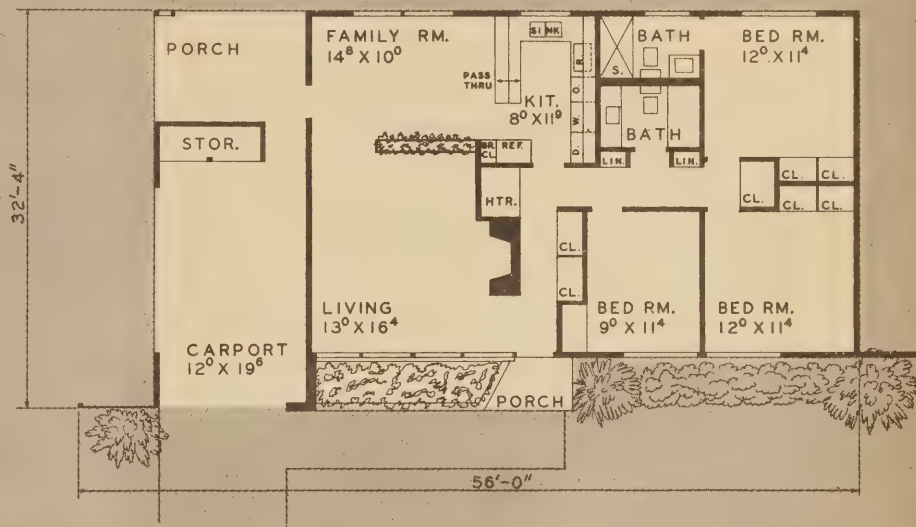
The inside bath means low plumbing costs when located next to the washroom or kitchen. Observe the relative positions of these areas in this plan. The folding door of the bedroom area greatly increases the utility of a large room.



## DESIGN C 587

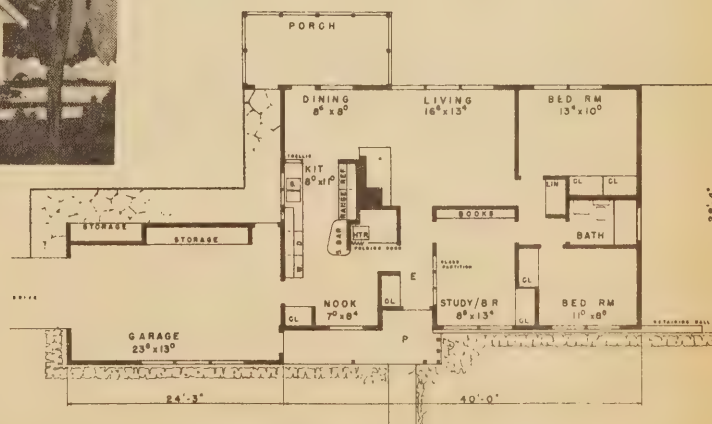
1,250 SQ. FT., 14,375 CU. FT.

The features of this delightful ranch home with its frame and quarried stone exterior are many—two full baths, closets galore, an efficient work area, a commanding fireplace, good traffic circulation, a covered porch, an attached carport. Yet, perhaps its greatest asset is its spaciousness. The huge living-family room area is separated by an appealing planter. Your family will have plenty of space in which to move around.



## DESIGN C 362

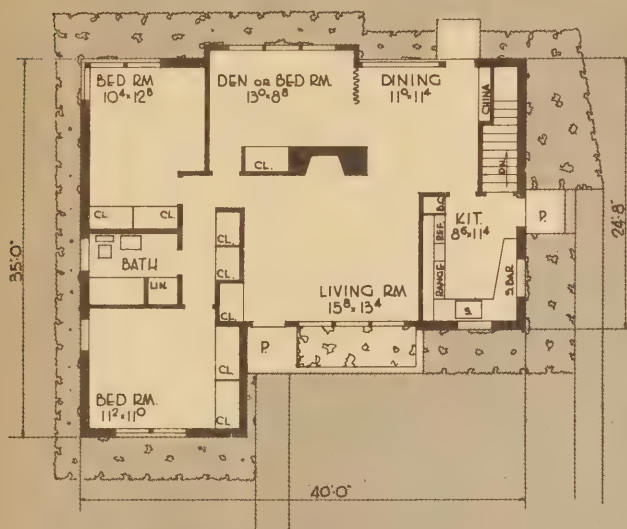
1,128 SQ. FT., 11,337 CU. FT.



Beauty and practicality, the heart's desire of the ranch-style home owner, are soundly applied here. The built-in kitchen arrangements, the combined study and bedroom, the high-sill windows which allow leeway in furniture placement, will make the owner's enthusiasm contagious.



**1 STORY HOMES**  
1000 to 1300 sq. ft.



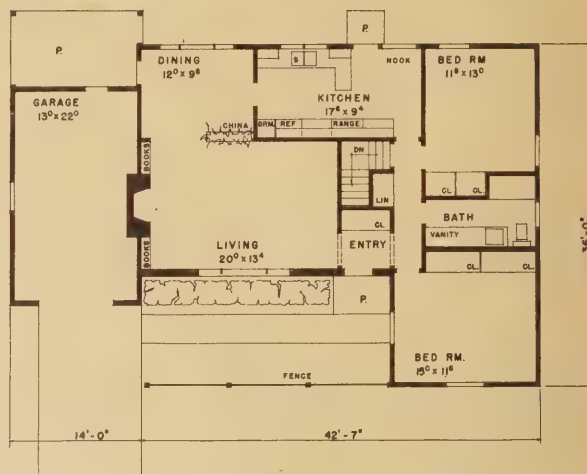
**DESIGN C 192**

1,158 SQ. FT., 21,144 CU. FT.

As the owner of this home, you can open the folding wall between the third bedroom (or den) and the dining room to provide a truly gracious area for entertaining. Count those closets.



Richard B. Pollman has provided an unusual amount of wall space in this Convenient Living home. Wall space in the living-dining area will permit excellent furniture arrangement and the use of corner windows gives good wall space in the bedrooms. The combination bedroom and study at the back of this home may be used as a library or cozy television room.



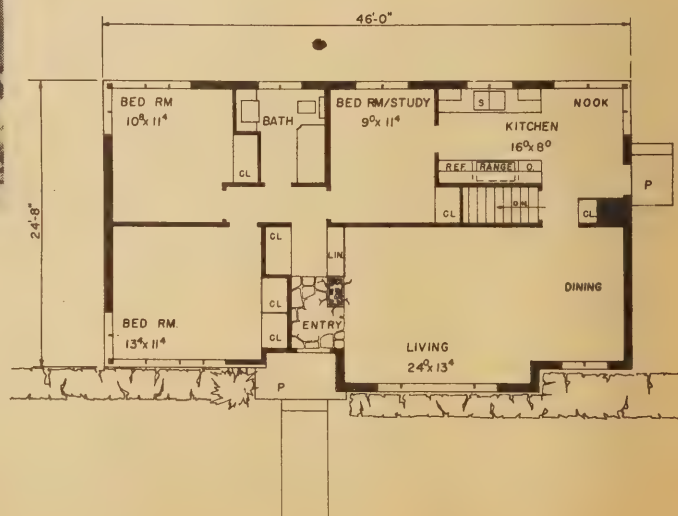
**DESIGN C 89**

1,232 SQ. FT., 22,714 CU. FT.

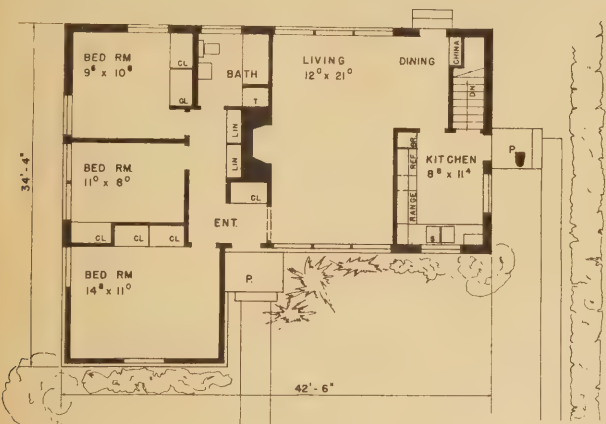
Note the excellent traffic circulation, the dining-L separated by a china with planting on top, the charm of bookshelves on each side of the fireplace, the double wardrobe closets in each bedroom, the nook, and the large vanity. Don't overlook the wardrobe closet in the entry, and the porch off the dining area and garage, either.

**DESIGN C 488**

1,162 SQ. FT., 22,186 CU. FT.



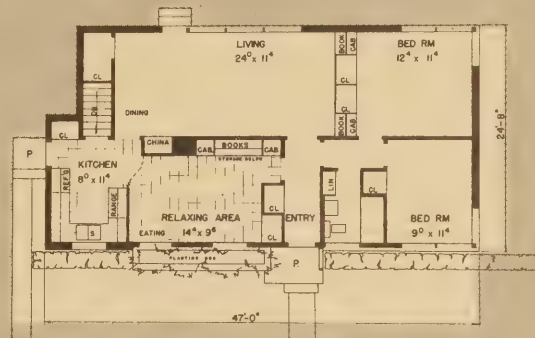




## DESIGN C 187

1,146 SQ. FT., 21,445 CU. FT.

The above pictures of the home and floor plan tell the story of a friendly little house that gives a lot of living for a modest amount of money. It has the best features of larger, more expensive houses: large windows; pleasing living-dining room; and three bedrooms.



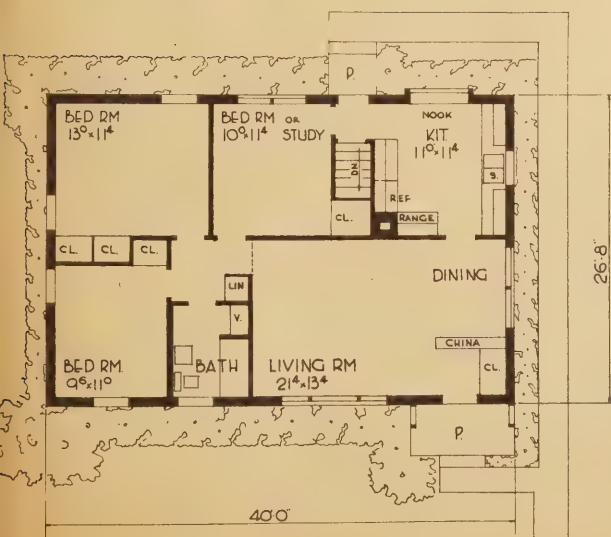
## DESIGN C 247

1,129 SQ. FT., 21,243 CU. FT.

The unique feature of the small house presented here is the "relaxing area," an easy to clean section of the house especially set aside for fun activities. It acts in co-operation with the kitchen, and together they present an area of some size which may be devoted to entertaining, family living, recreational activities, or just plain resting.

## DESIGN C 184

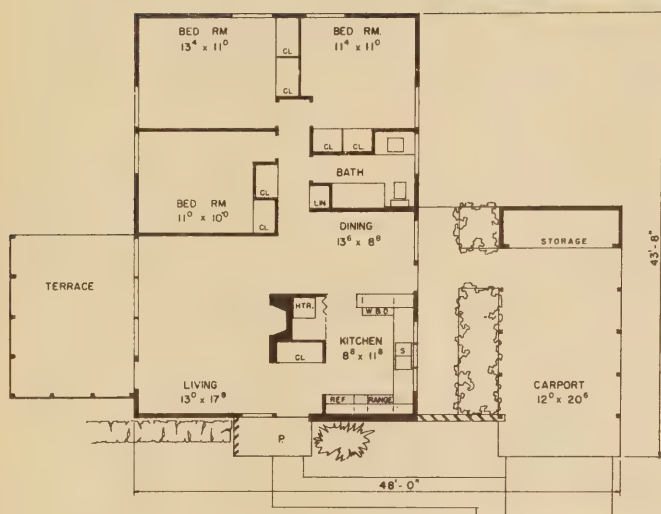
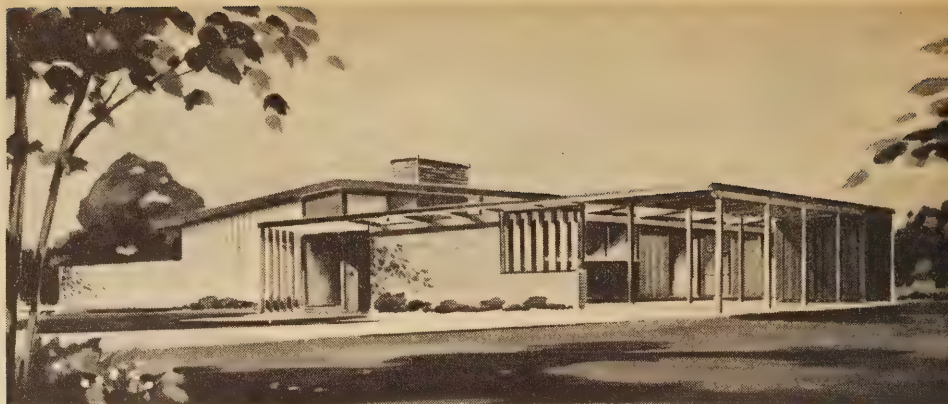
1,067 SQ. FT., 20,960 CU. FT.



A sturdy little house of dignified lines suitable to any locality. A house of wide and enduring appeal. A fine investment in living comfort; a wise investment in money. Perfect for young home-makers or for a retired couple. This house has a basement.



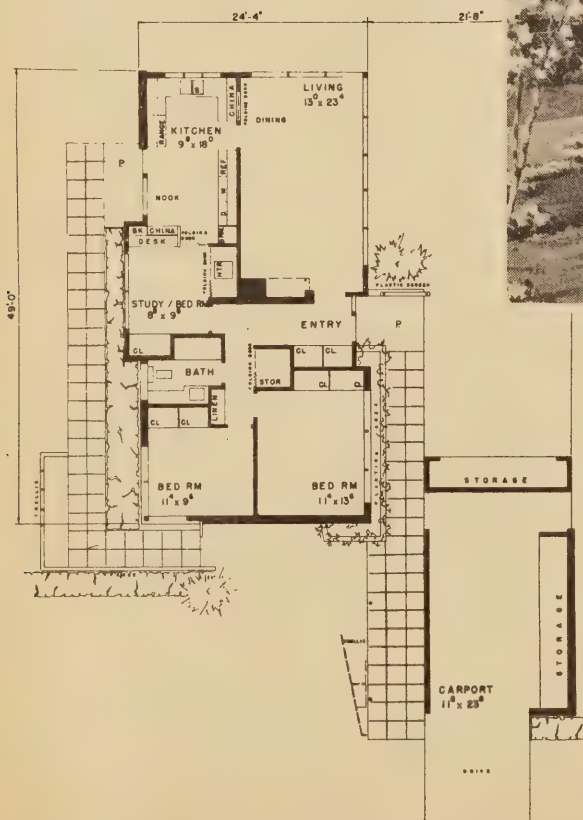
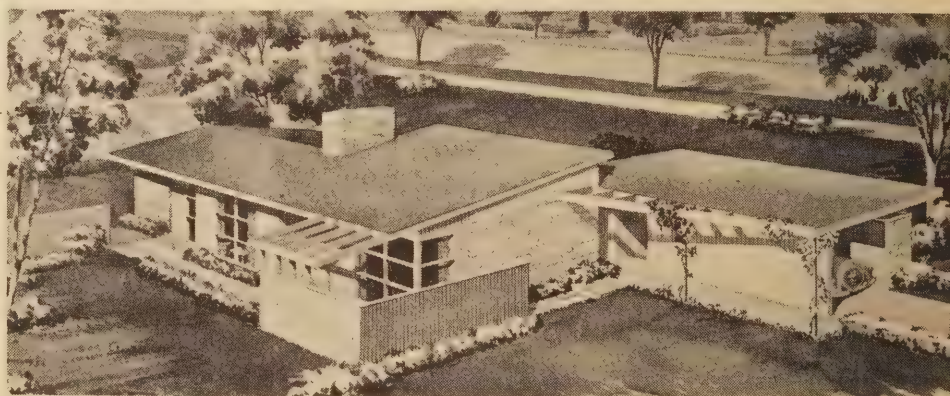
1 STORY HOMES  
1000 to 1300 sq. ft.



## DESIGN C 427

1,120 SQ. FT., 10,864 CU. FT.

Spaciousness is most desirable. The working and living areas of this design have a maximum number of windows on both sides. This allows enjoyment of the outdoors from within. The advantages of natural light can be exploited to the fullest.



## DESIGN C 384

1,239 SQ. FT., 11,947 CU. FT.

The features that make the contemporary design so outstanding are well illustrated here. Note the low pitched roof; the trellis work; the privacy fence; the expanse of windows; the carport; and the contrasting exterior materials. Study the practical floor plan with its features.

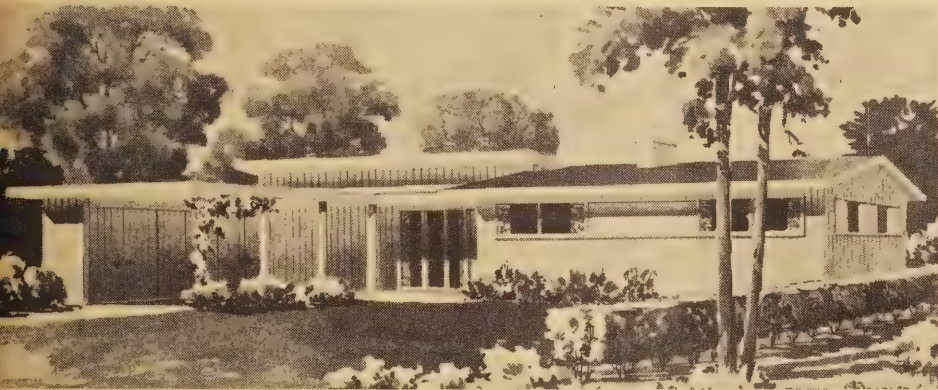
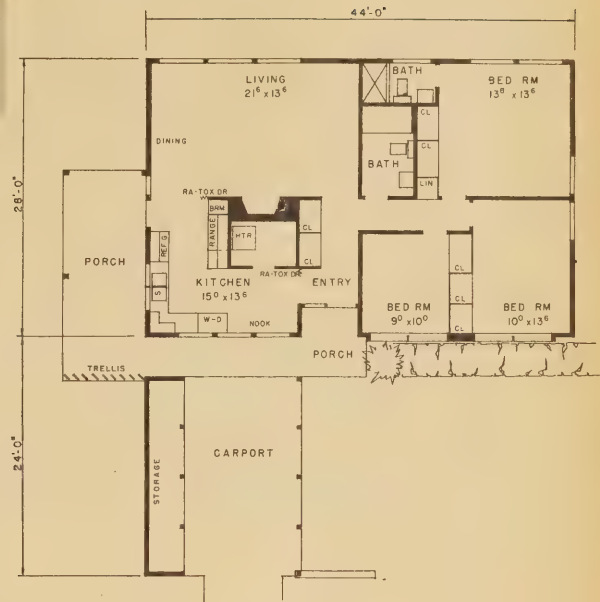




## DESIGN C 428

1,214 SQ. FT., 12,989 CU. FT.

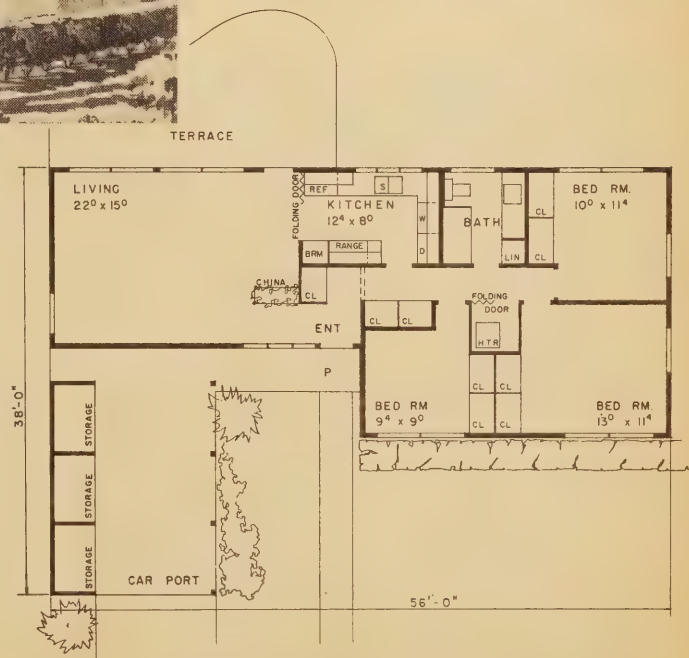
Outstanding features? The carport with abundant storage; the attractive trellis work; the low pitch roof; the practical high silled windows; the sweeping living-dining area; the inside bath; and the convenient kitchen-nook arrangement. Do not overlook the private bath of the master bedroom.



## DESIGN C 269

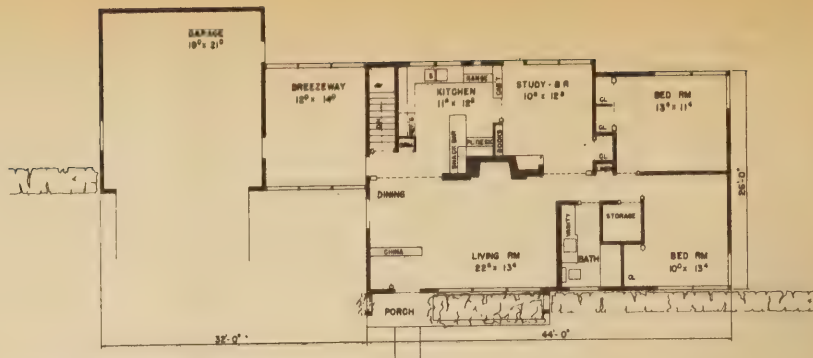
1,120 SQ. FT., 10,819 CU. FT.

The contemporary lines of this house will satisfy any family that thinks in terms of today, not yesterday. It's not a big house, yet the roof line makes it appear long and low. Living revolves around the L-shaped kitchen which is equipped with washer and dryer. Note the good traffic circulation and generous storage areas in the carport. The high windows of the bedrooms are most practical, for the wall space below them may be utilized for the placing of furniture.





1 STORY HOMES  
1000 to 1300 sq. ft.



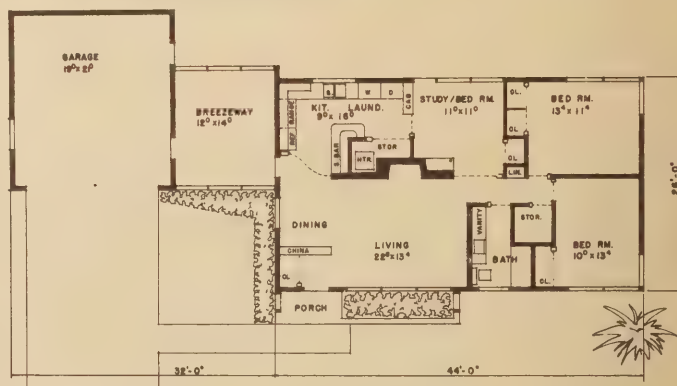
## DESIGN C 41

1,186 SQ. FT., 22,408 CU. FT.

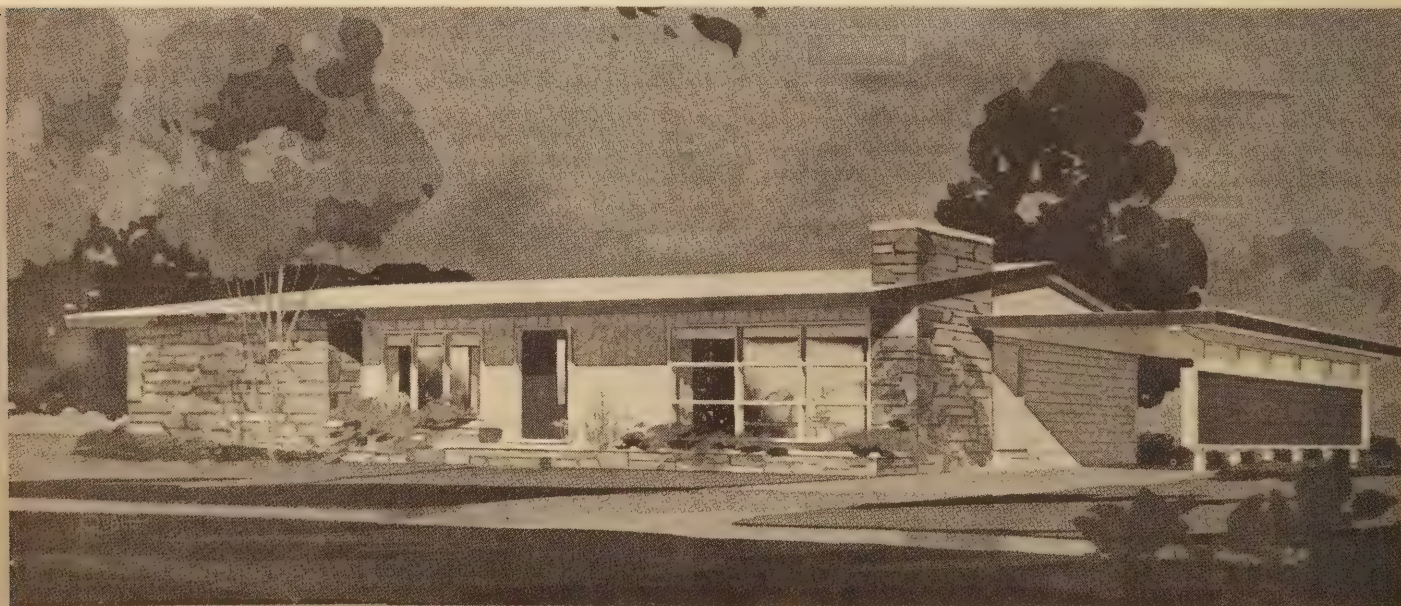


## DESIGN C 42

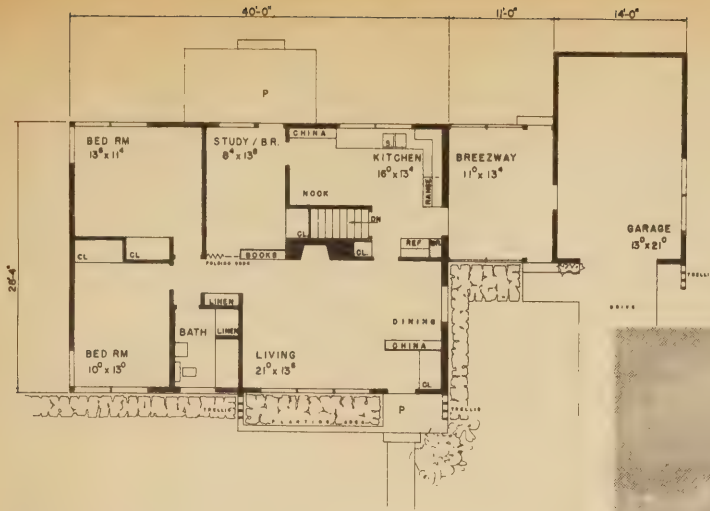
1,144 SQ. FT., 13,728 CU. FT.



The pleasing exterior, with wide butt cedar shakes, applies to Design C-41 (with basement) and to Design C-42 (without basement) below. The fixed double pane insulating windows in the breezeway and living room have ventilating panels below. This also permits year 'round use of the breezeway. The easily opened and closed folding walls and doors (dotted lines) provide a means for quickly achieving privacy or for expanding an area.







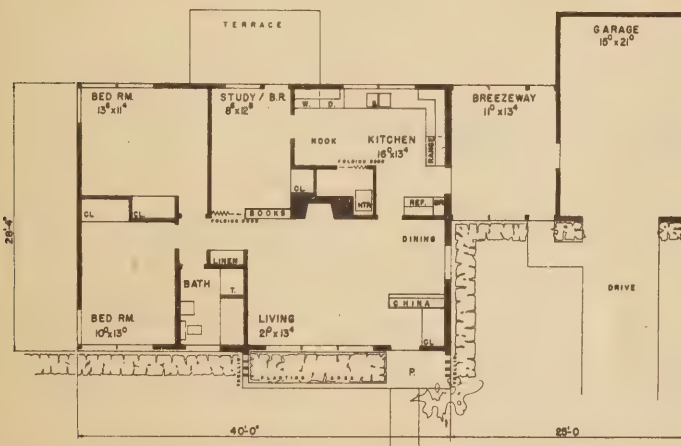
## DESIGN C 179

1,132 SQ. FT., 22,086 CU. FT.



## DESIGN C 180

1,132 SQ. FT., 13,030 CU. FT.

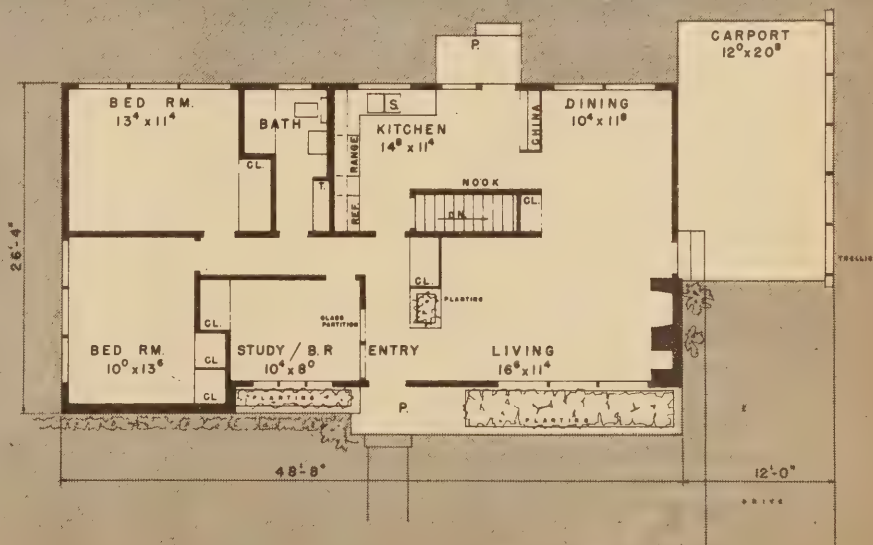


The ideal combination of compactness and roominess is embodied in this well-balanced alignment of home and garage. The roomy breezeway can easily be converted to add living space. The quarried stone will lend itself beautifully to the landscaping of the grounds. The blueprints for these two designs, as well as all others in this book, carry the seals of registered architects.

## DESIGN C 368

1,194 SQ. FT., 20,287 CU. FT.

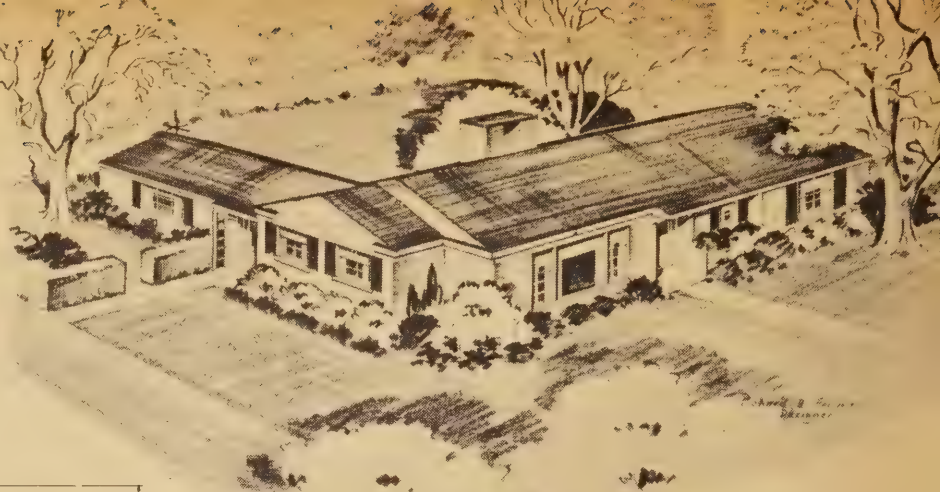
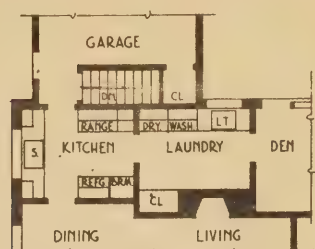
Quarried stone, vertical siding and masses of glass, when used in the correct proportion, produce a delightful exterior design. The glass partition of the study eliminates the cramped feeling experienced in smaller rooms, without forsaking utility. The L-shaped kitchen, with cabinets above the range and refrigerator, means efficient operation.





# 1 STORY HOMES 1000 to 1300 sq. ft.

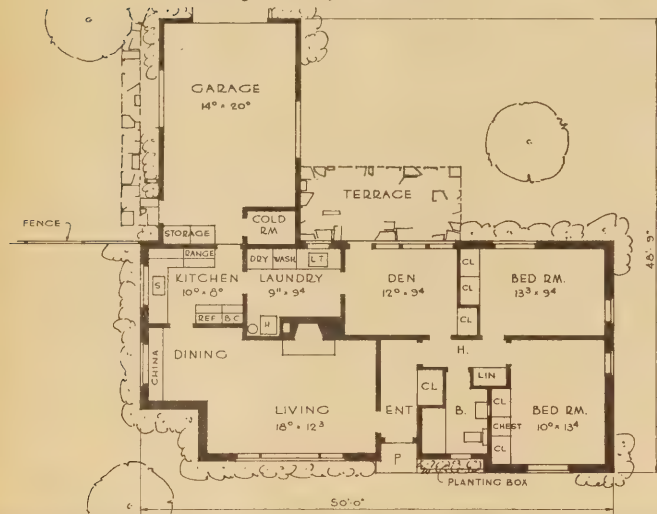
An alternate basement plan is included with the blueprints



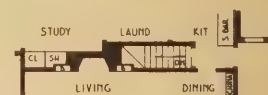
## DESIGN C 20

1,165 SQ. FT., 12,784 CU. FT.  
(WITH BASEMENT) 21,058 CU. FT.

A corner lot design should receive some special consideration in planning. Often an L-shaped plan is desirable to provide privacy for the rear garden from the side street. In this home the garage has been used for this screen effect and at the same time to produce a rambling exterior appearance. White painted brick, soft gray green trim and dark bottle green roof is a color scheme that would be very enchanting.



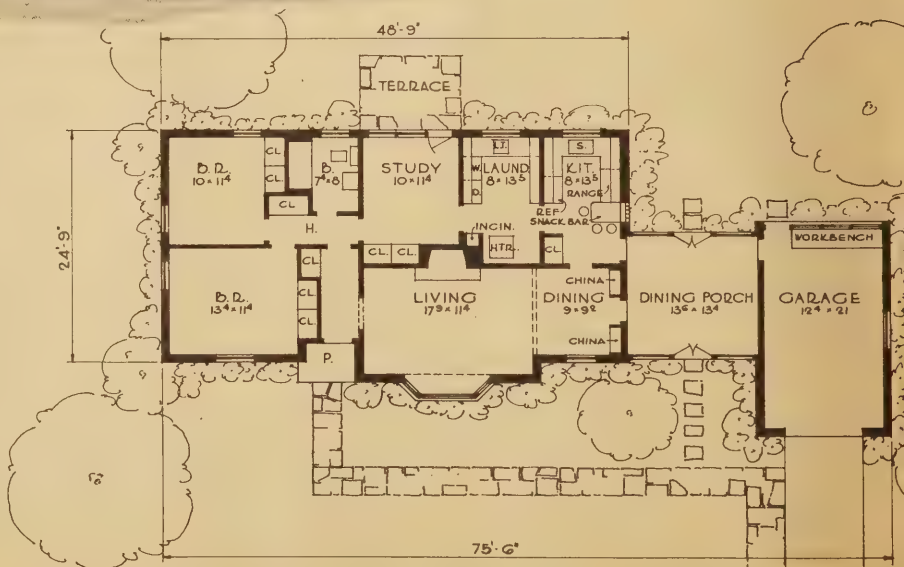
An alternate basement plan is included with the blueprints.



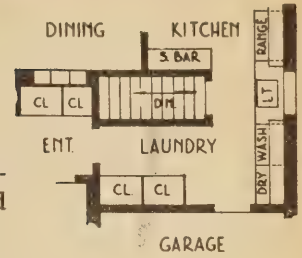
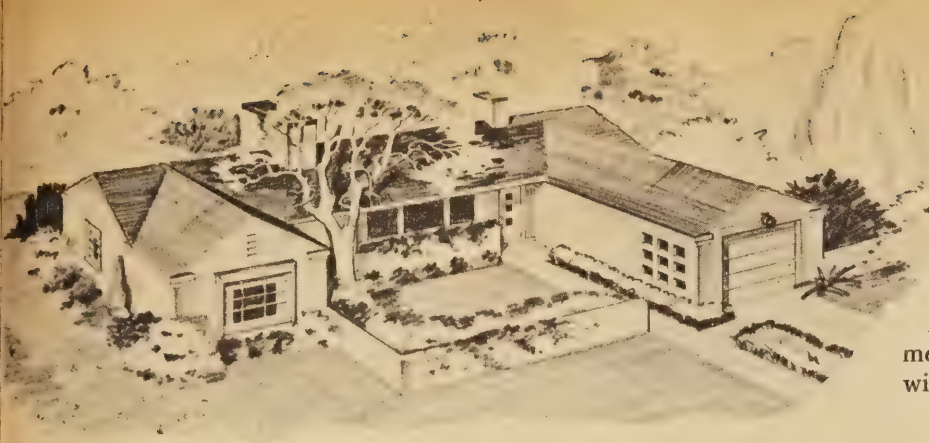
## DESIGN C 17

1,235 SQ. FT., 13,630 CU. FT.  
(WITH BASEMENT) 19,764 CU. FT.

This small home of hand split fieldstone masquerades as a large home most successfully. The incorporation of the porch and garage into this design gives commanding breadth to the whole structure. The large picture window bay in the spacious living-dining area adds a pleasant note. The study again appears as a dual-use space so necessary to family needs and is used as an outlet to the rear garden. There are three good places to eat in the plan.





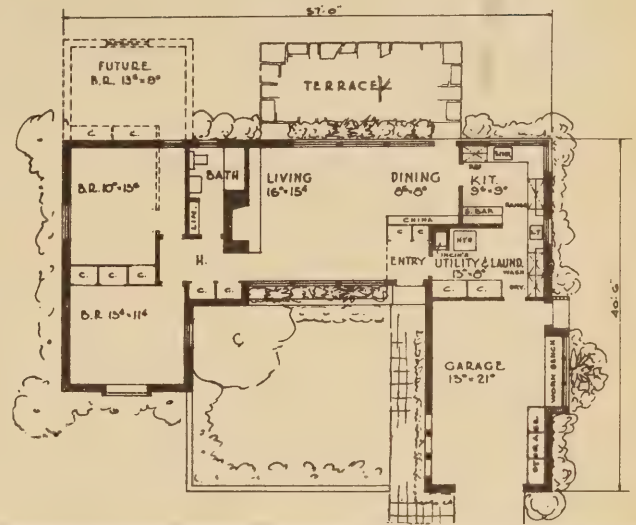


An alternate basement plan is included with the blueprints.

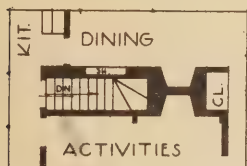
## DESIGN C 10

1,170 SQ. FT., 12,872 CU. FT.  
17,408 CU. FT. (WITH BASEMENT)

The entrance patio of this U-shaped home is characteristic of the southwest. However, in recent years homes of this type have been spreading over the entire country and popularly called "Ranch Houses." The inviting appearance and domestic quality of this home is very favorable and when combined with *Convenient Living* features the scheme for living is complete. Note that arrangements have been made for adding a third bedroom in the plan.

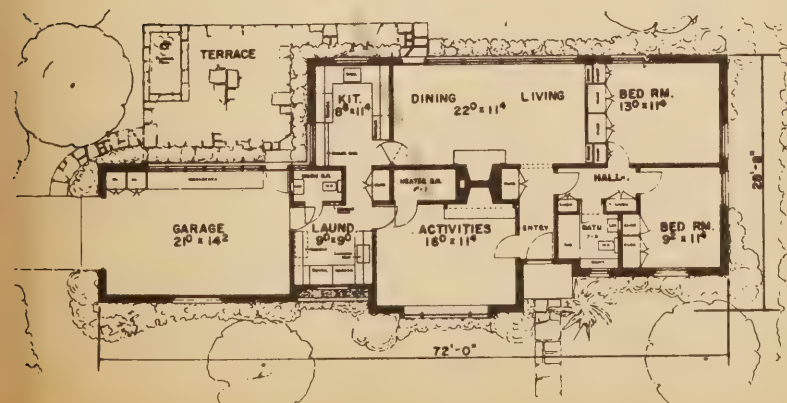


An alternate basement plan is included with the blueprints.



## DESIGN C 5

1,290 SQ. FT., 14,832 CU. FT.  
24,592 CU. FT. (WITH BASEMENT)



A small house looks very pretentious when the attached garage is turned sideways. At least 25 feet should be provided for a turning radius, however, on an interior lot. Emphasis has been placed on the living and work center in the plan. The U-shaped kitchen, the built-in laundry, the activities room, the wash room and hobby garage are grouped to save steps in the daily routine of living. With radiant floor heating, drafts and cold floors are no problem.



## 1 STORY HOMES

# DESIGN C 328

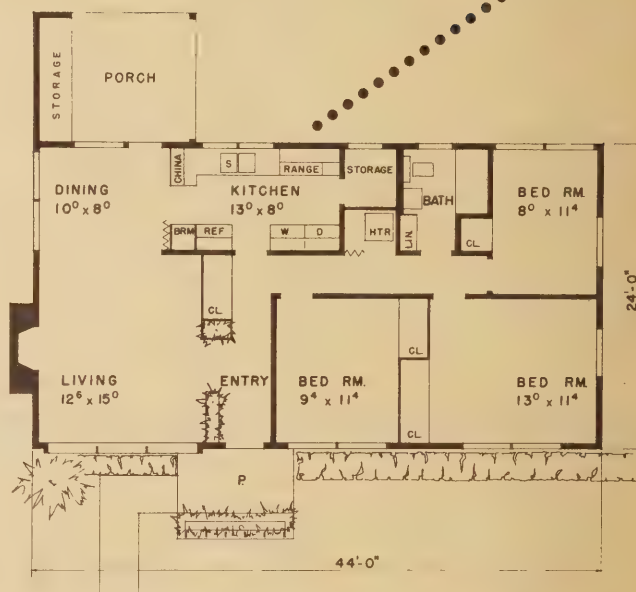
**1,056 SQ. FT., 10,032 CU. FT.  
WITHOUT BASEMENT**

# DESIGN C 329

**1,088 SQ. FT., 18,658 CU. FT.  
WITH BASEMENT**



Built without a basement (plan C328) we have a house suited to any climate but particularly appropriate to the warmer sections of the country. The long living-dining area opens on a porch with storage facilities. A drastic change occurs in the kitchen area when a basement is included in the plan. Laundry and heating equipment move downstairs. There is room for another closet. Note the mud room for the children's boots. Ask for alternate plan C329 when ordering blueprints for basement version.



# DESIGN C 330

1,056 SQ. FT., 10,032 CU. FT.

# DESIGN C 331

1,056 SQ. FT., 17,952 CU. FT.

Like the other houses on these two pages, 330-331 has good traffic circulation. All the living areas are easy to reach directly. It, like the others, is a rectangular plan; the most economical to build and to maintain. It would be perfect for a winter residence or an all-the-year around dwelling in the southland. With or without a basement it would be equal to a colder climate. This house is functionally planned for the convenience of a small family.



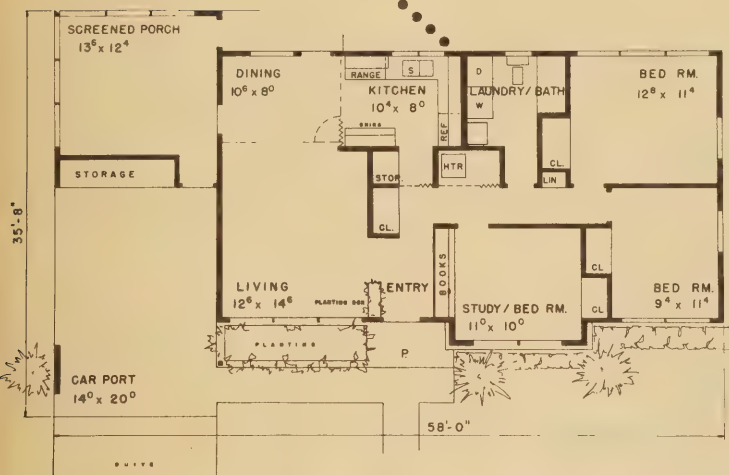
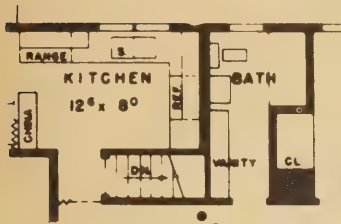
## DESIGN C 310

1,085 SQ. FT., 10,123 CU. FT.  
WITHOUT BASEMENT

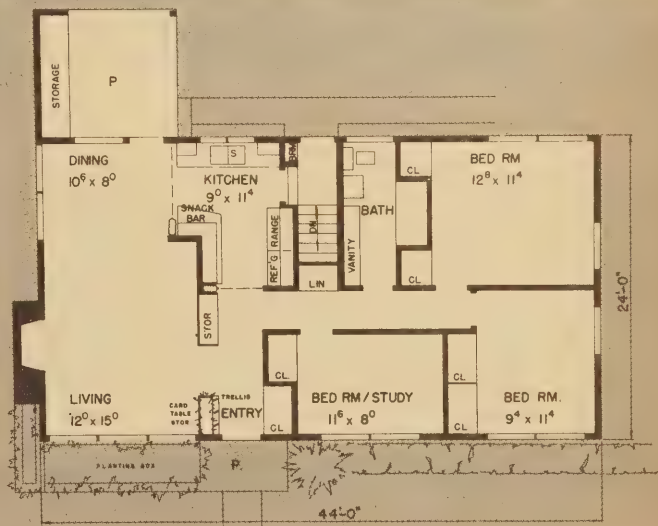
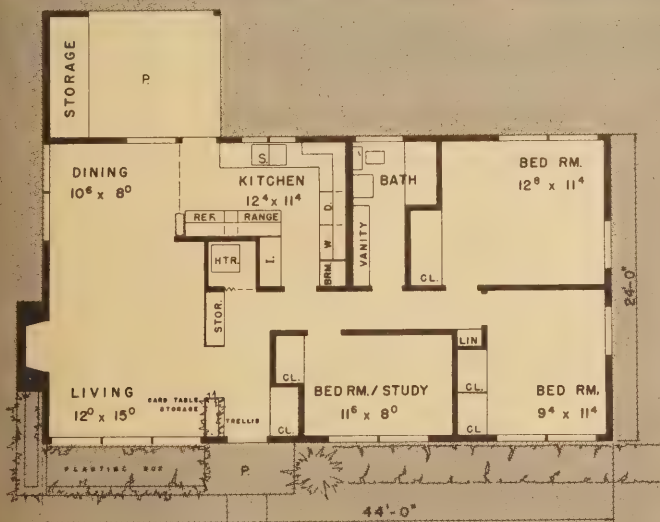
## DESIGN C 311

1,085 SQ. FT., 18,445 CU. FT.  
WITH BASEMENT

1 STORY HOMES  
1000 to 1300 sq. ft.



The folding room divider will provide privacy for the dining section or for the kitchen. There are two bedrooms and an alternate study-bedroom. With modern equipment, the laundry and bath are combined in the basementless house. The carport has storage space. With the addition of a basement, the laundry equipment and the heating unit no longer have to be considered on the first floor. Instead, we see a vanity in the bathroom; closet space rearranged; larger kitchen; and the china cabinet doubling as a room divider.



With the addition of a basement (C 331) the kitchen becomes smaller and there is a back hall and another entrance. The kitchen adds a snack bar. Otherwise the house stays substantially the same as C-330.



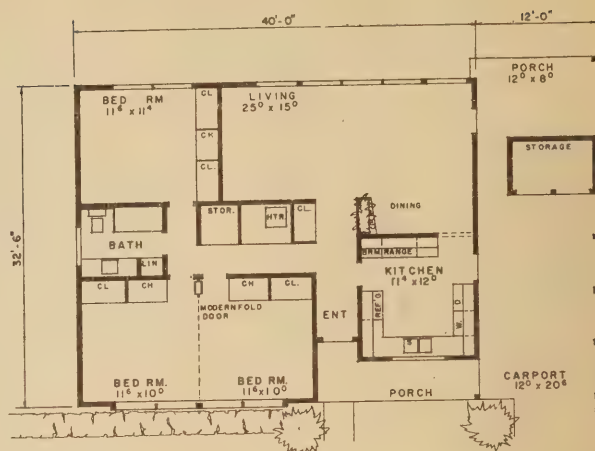
# 1 STORY HOMES 1000 to 1300 sq. ft.



Dual use space is not only most practical and convenient but also the most desirable way to get the most for your building dollar. A large living-dining area promotes conversational groupings and provides plenty of recreational space during holiday get-togethers. Furniture placement becomes more flexible. The two bedrooms, when opened up, provide an all-purpose area on rainy days.

## DESIGN C 220

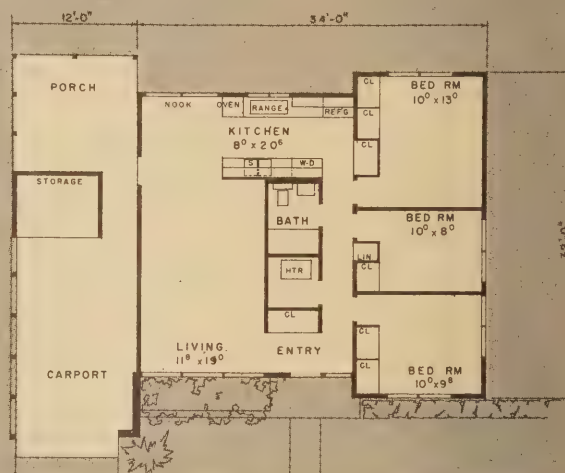
1,228 SQ. FT., 12,503 CU. FT.



The sweeping living room means flexibility in furniture arrangement; interesting conversational grouping; good cross ventilation, and views of both the front and rear yards. Here again we have the economical and practical inside bath. There is plenty of storage both inside and out. The kitchen shows a separate built-in range and oven—keynotes of kitchen efficiency.

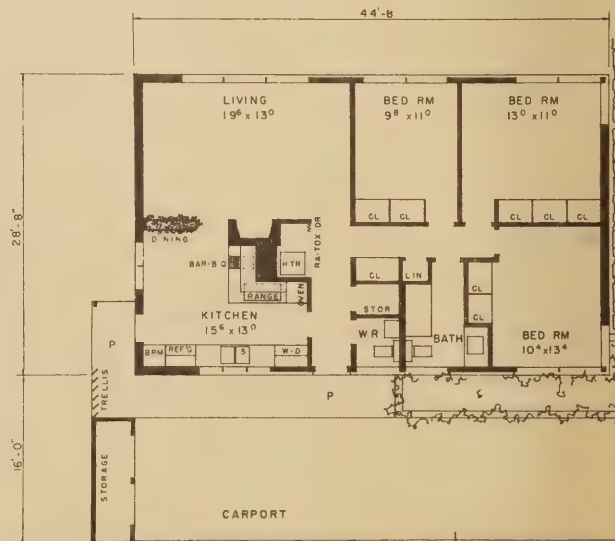
## DESIGN C 431

1,004 SQ. FT., 10,793 CU. FT.



## DESIGN C 441

1,280 SQ. FT., 13,056 CU. FT.

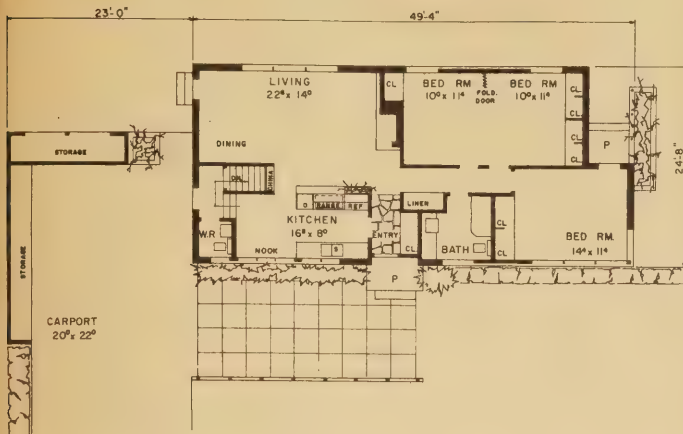


High windows retain the feeling of privacy from passers-by. They also make more wall space available for effective furniture placement. As this attractive design shows, a carport attached to the front of the house does not destroy its appeal. This is a solution for providing a carport on a narrow lot where sideline restrictions would not otherwise permit its construction.



## DESIGN C 478

1,284 SQ. FT., 22,199 CU. FT.



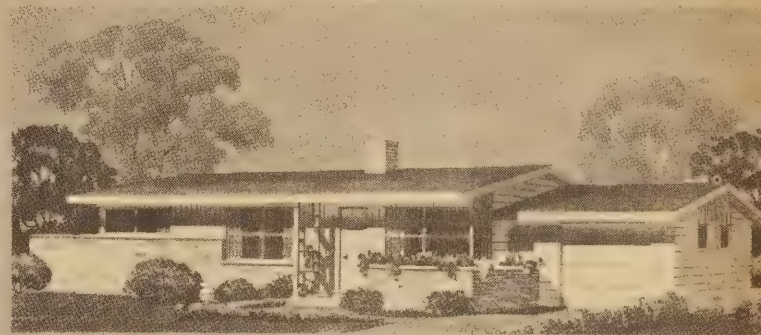
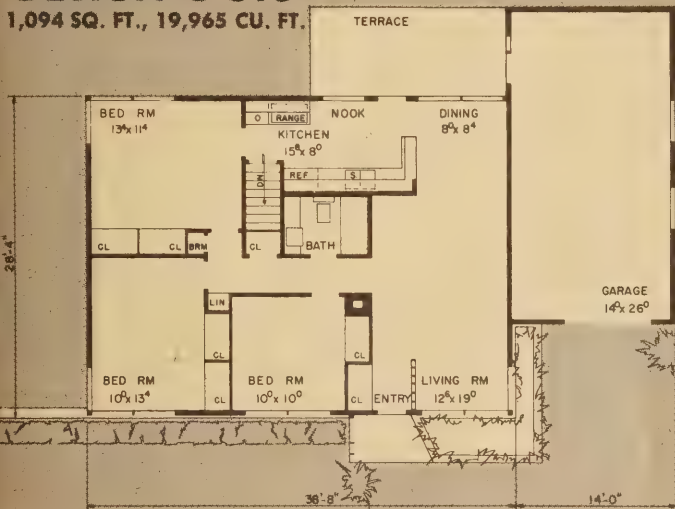
1 STORY HOMES  
1000 to 1300 sq. ft.



Richard B. Pollman has designed this contemporary home especially for the growing family. The folding door will make one spacious bedroom into a bedroom and nursery on the day of the great event. The extra lavatory, too, is very important when there are children in the house. The center entrance gives excellent traffic distribution.

## DESIGN C 618

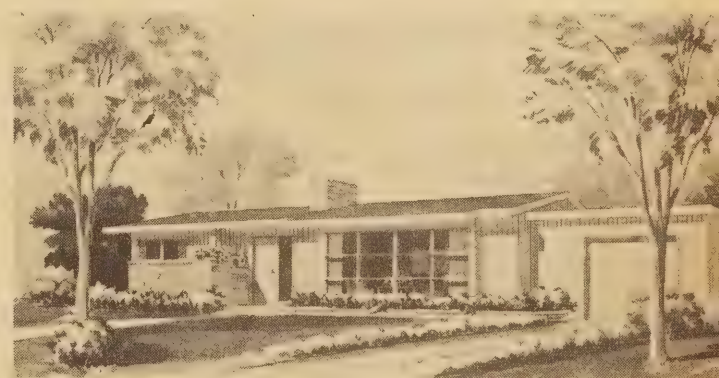
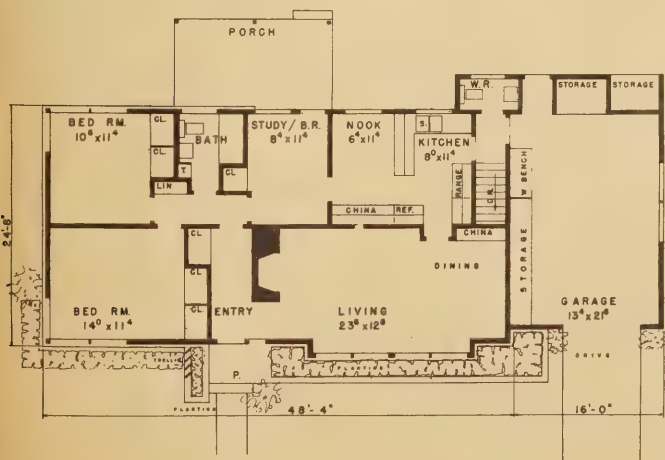
1,094 SQ. FT., 19,965 CU. FT.



Sloped ceilings are the highlight of the interior of this low-pitched contemporary home. Such ceilings add to the feeling of spaciousness. The closets of this design are large, and located above them are storage units for hats, blankets, and other off-season items.

## DESIGN C 371

1,236 SQ. FT., 21,380 CU. FT.



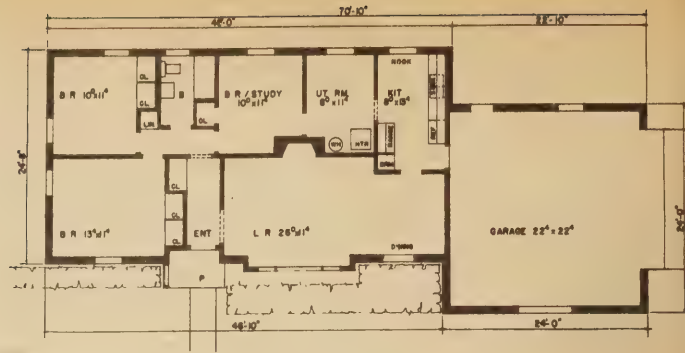
The activities of a family of moderate means could hardly be taken care of better than with this design. Study the floor plan of this attractive home carefully. Do not overlook the extra washroom, the porch, the large nook, and the garage storage units.



1 STORY HOMES  
1000 to 1300 sq. ft.

## DESIGN C 49

1,186 SQ. FT., 13,297 CU. FT.

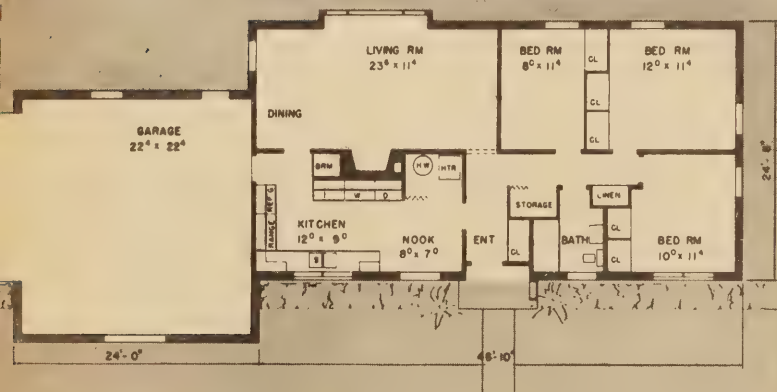


The twenty-six foot living-dining area with the large bay window should make you sit up and take notice of this inviting brick veneer home. With a separate utility area, the washing, ironing and other household chores can be kept by themselves.



## DESIGN C 52

1,186 SQ. FT., 13,554 CU. FT.



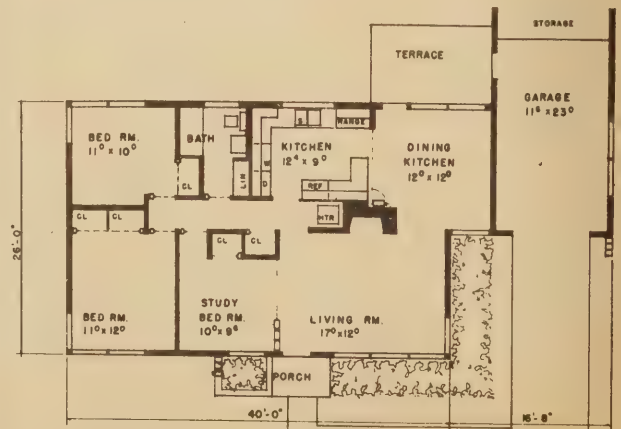
Study this plan for such features as an efficient kitchen-laundry with a good size nook, traffic circulation that will save wear and tear on floors, a living room bay opposite the fireplace, and plenty of closets.



## DESIGN C 47

1,095 SQ. FT., 10,908 CU. FT.

A pleasing combination of a low pitch roof, panel type windows, wide horizontal and V-cut vertical siding, and a brick planting area with an interesting trellis make this home a real charmer. Study the floor plan. Observe the use of folding doors.







Compact to the Nth degree, with good traffic circulation and ample closets and storage. There's no need to decide now which exterior you like most, because each set of blueprints you order for Design 267 shows details for building all four exteriors. The material lists also show the exact amount of materials required for each type exterior. Here's good living at a low cost!



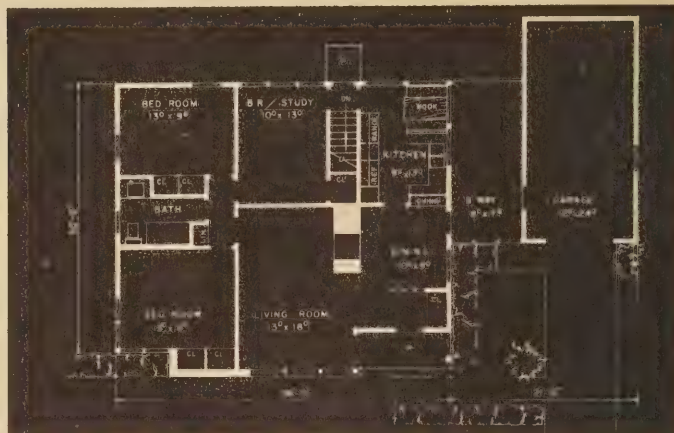
**DESIGN C 267**  
1,008 SQ. FT., 10,039 CU. FT.



### DESIGN C 613

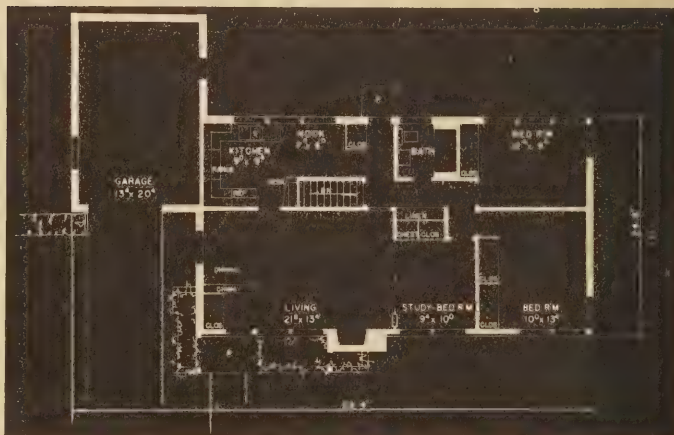
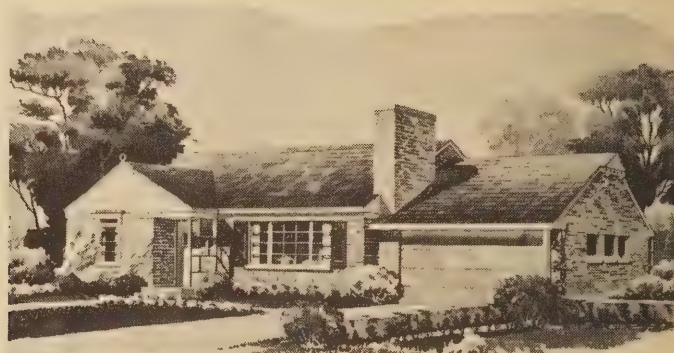
1,213 SQ. FT., 21,431 CU. FT.

The two-way fireplace provides maximum enjoyment from both the living room and dining area. The kitchen area with the built-in nook receives plenty of light from the expanse of windows. The enclosed breezeway may be utilized all year around as a recreation area. It also provides covered passage from the garage to the house during inclement weather.



### DESIGN C 240

1,270 SQ. FT., 25,463 CU. FT.



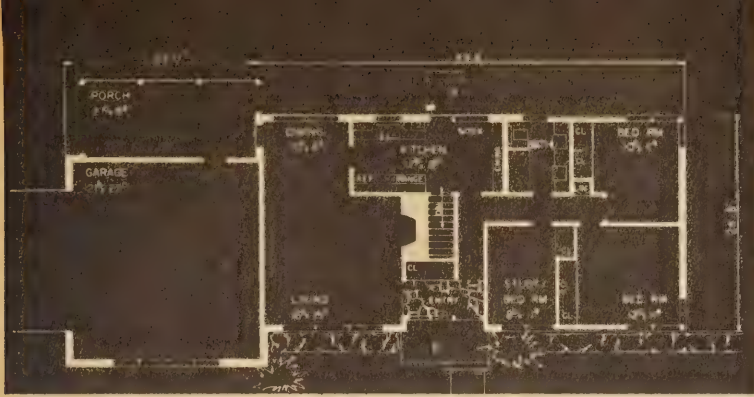
Large glass areas light the living-dining areas of this home. The study, which is also an auxiliary sleeping unit, is separated from the living room by a semi-permanent partition. There are two bedrooms and bath in the sleeping area and ample closet space for clothes and linens. In going from kitchen or back door to bedrooms, the living-dining area can be by-passed entirely.

### DESIGN C 305

1,294 SQ. FT., 14,307 CU. FT.



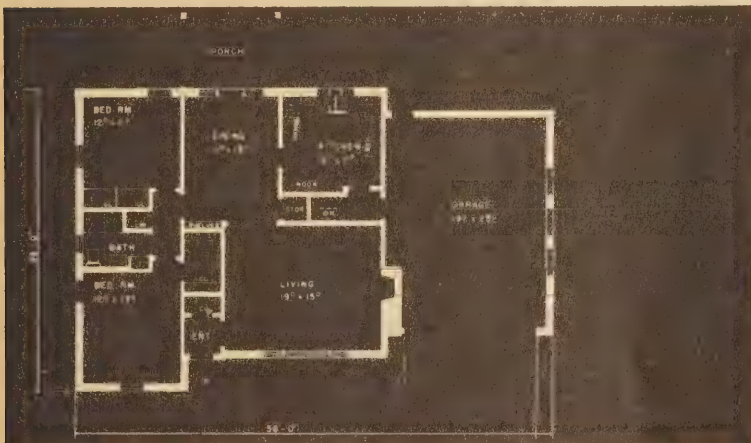




Economy and livability best describe this pleasing three bedroom, brick veneer design. The center entrance means good traffic circulation; the front-to-rear living-dining area is spacious; the covered porch provides a summer haven; and the bath has twin built-in lavatories.



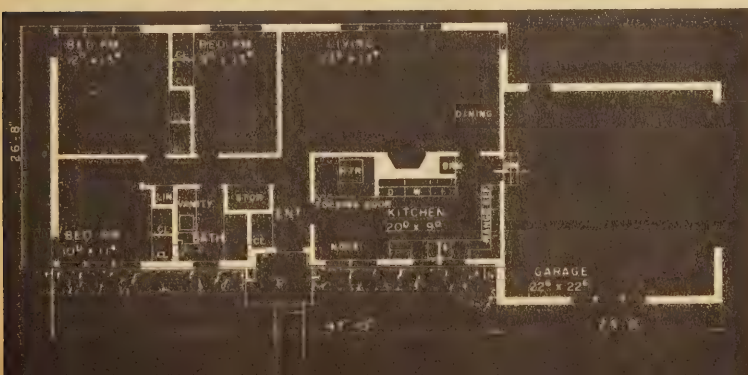
**DESIGN C 306**  
1,267 SQ. FT., 23,386 CU. FT.



The clarity of the floor plan makes its good points obvious. The living room is almost square with a center fireplace on one wall. The window is well placed and the wall areas make attractive furniture placement easy. There is a nice big kitchen and a separate dining room of good size.



**DESIGN C 316**  
1,124 SQ. FT., 20,980 CU. FT.



The hip roof is popular because of the well-tailored effect it contributes to the exterior of a home. Excellent window treatment and a wide overhang also make a vital contribution. Don't overlook the excellent storage facilities, the good traffic circulation, the fireplace, the washer-dryer, and ironer space.



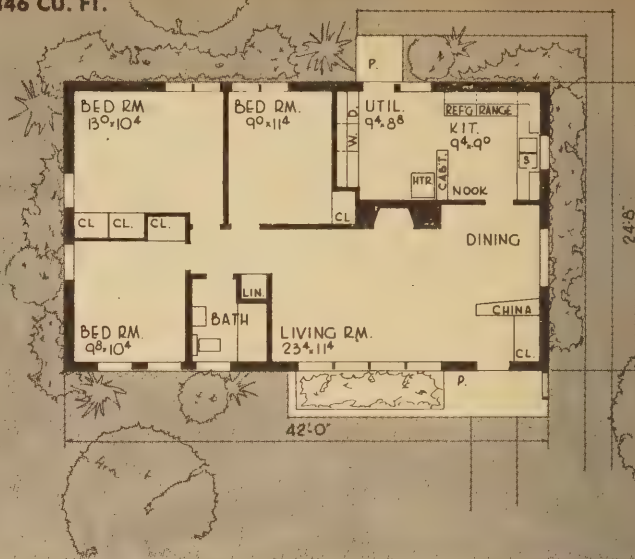
1 STORY HOMES  
1000 to 1300 sq. ft.

## DESIGN C 191

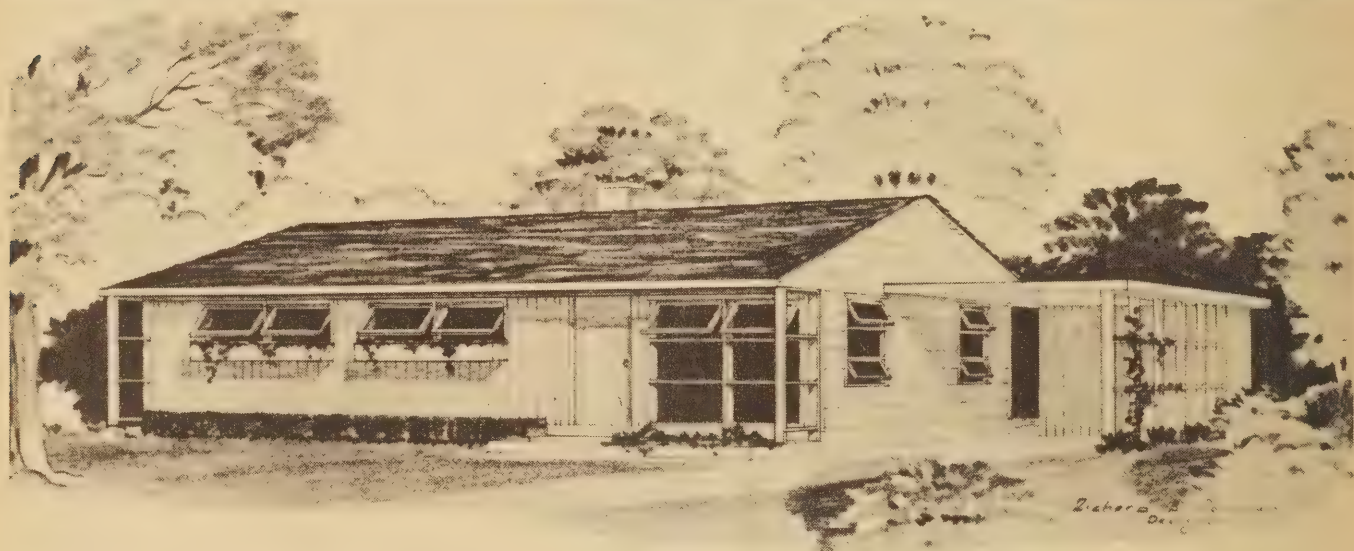
1,033 SQ. FT., 10,846 CU. FT.



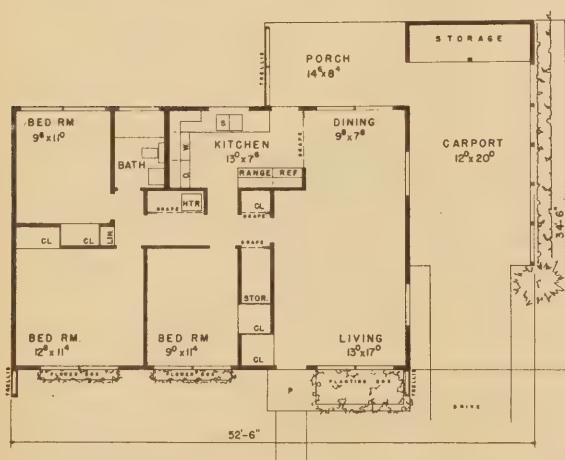
*Richard B. Palmer*



This simple design gives you all the pleasures of comfortable living—a fireplace, a utility room, a breakfast nook, and plenty of closet space. Note the refreshing contrast from the two types of windows.

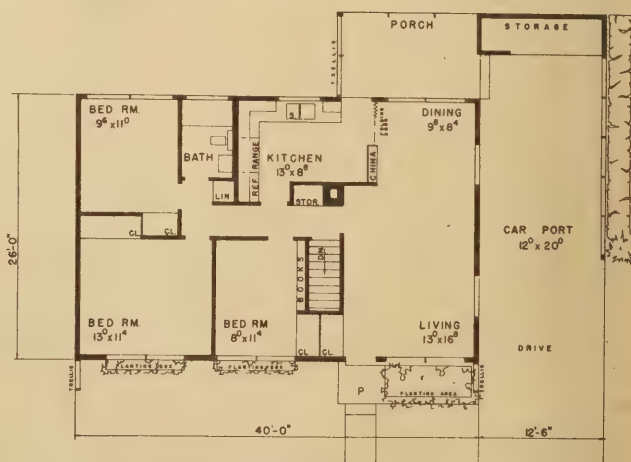


*Richard B. Palmer*



## DESIGN C 351

1,040 SQ. FT., 11,006 CU. FT.



## DESIGN C 352

1,040 SQ. FT., 18,688 CU. FT.

Basement or non-basement, take your pick. If you prefer this compact and efficient design without a basement, order blueprints for Design C 351. On the other hand, if you are one who believes in the necessity of a basement, blue prints for Design C 352 show all the necessary details for basement construction. The working drawings for all designs show the needed elevations, cross-sections and other details required for sound construction.

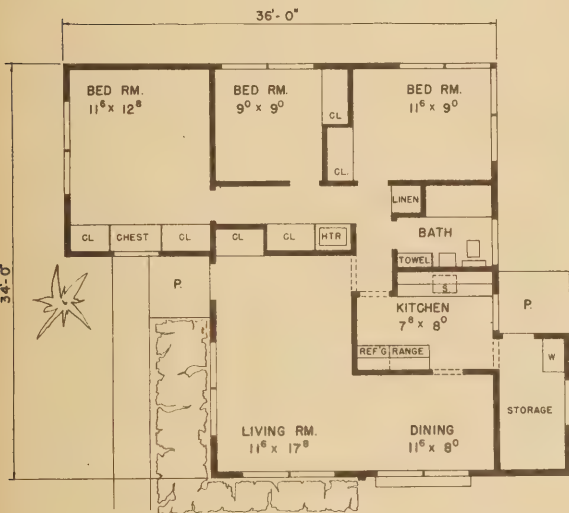
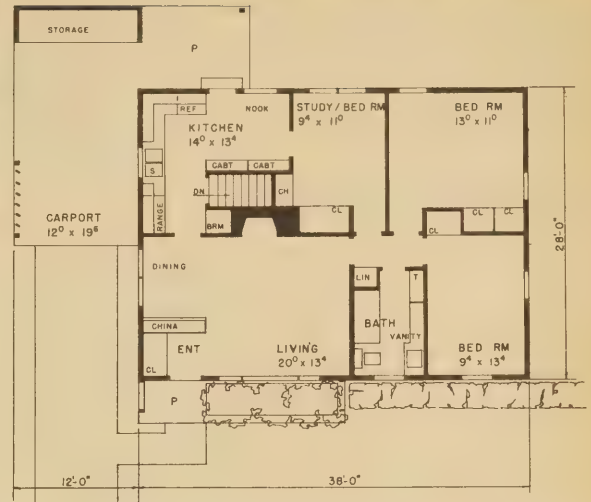




## DESIGN C 424

1,064 SQ. FT., 20,187 CU. FT.

The features are numerous. Let's call them off: Built-in china cabinet; vanity and towel storage in the bath; excellent cabinet and cupboard space in the kitchen; built-in chest in the study/bedroom; outside storage; and covered rear porch.



## DESIGN C 78

1,077 SQ. FT., 11,940 CU. FT.

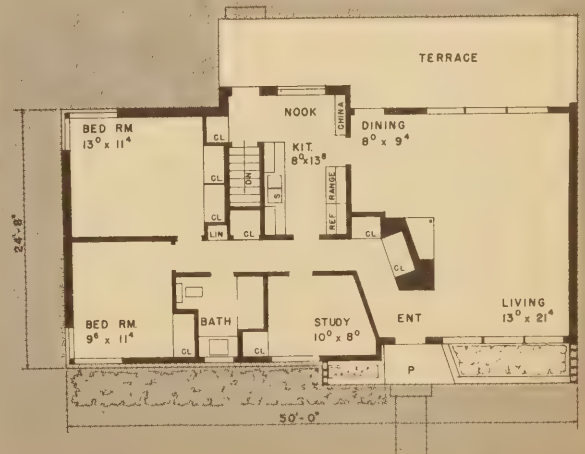
For a clean-cut, low cost, frame home, this one can't be beaten. Housekeeping is made easier because the three bedrooms and bath can be reached from the grade door without going through the living or dining area.



## DESIGN C 234

1,209 SQ. FT., 21,831 CU. FT.

The angular front entrance leads you directly to the kitchen or bedroom area for convenient traffic circulation. A fireplace, open on two sides, serves both the living and dining areas. Also note how this plan lends itself to good furniture placement. Observe the two entrances from the terrace. Visualize the beauty of the planting area and the trellis outside the living room front window.





1 STORY HOMES  
1000 to 1300 sq. ft.



*richard b. pallman  
designer*

## DESIGN C 284

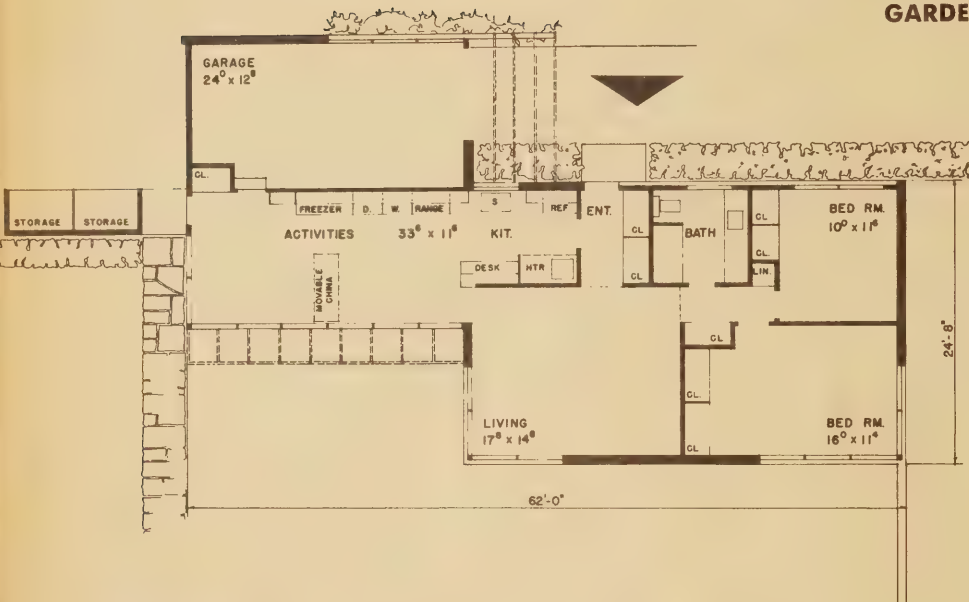
1,237 SQ. FT., 12,392 CU. FT.

STREET VIEW



*richard b. pallman  
designer*

GARDEN VIEW



This home has a garage that protrudes in an unobtrusive way. It is located to permit unloading passengers right at the front entrance or to permit driving right into the garage and entering the house through the activities area. Don't overlook the benefits of the long activities area for real family living and entertaining. Notice how the china can be moved to create a dining area on one side and a study on the other.

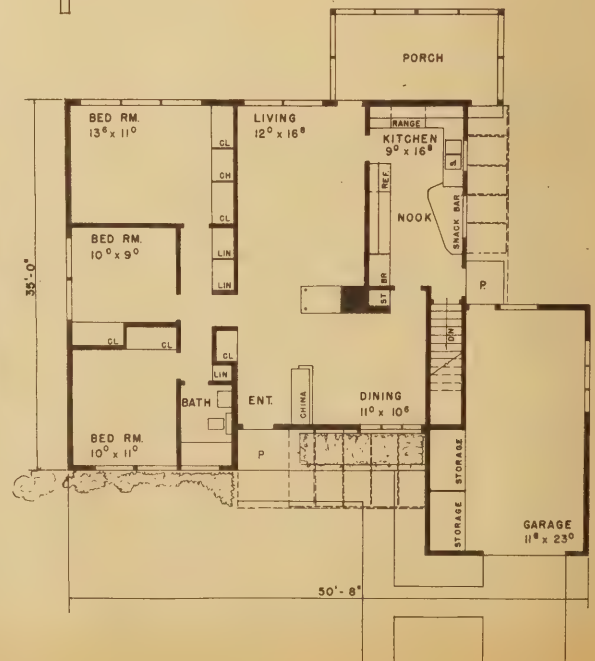
## DESIGN C 35

1,265 SQ. FT., 23,307 CU. FT.



*richard b. pallman  
designer*

There's no waste space here. Even the fireplace is open on three sides to serve both the living and the dining areas. The exterior is unusual but interesting, with the front overhead vine trellis forming an extension of the garage roof.

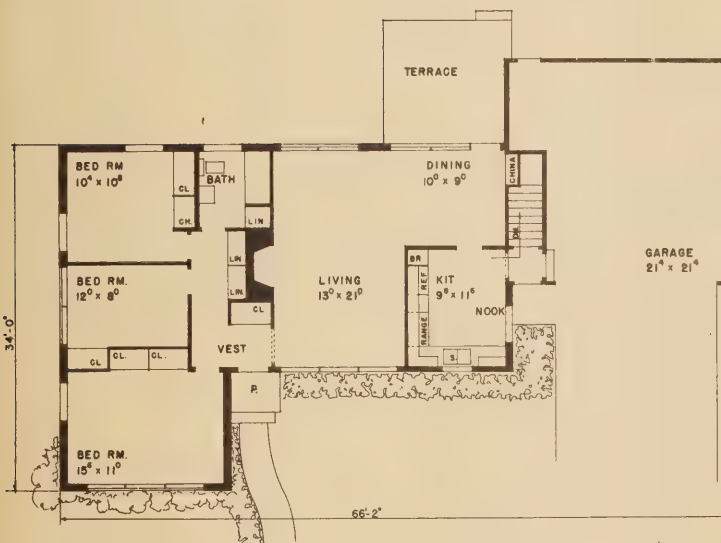
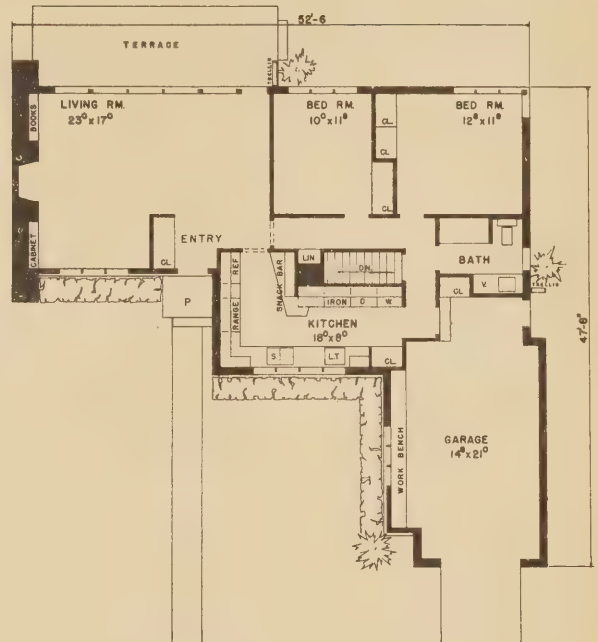




## DESIGN C 336

1,233 SQ. FT., 20,879 CU. FT.

An efficient two-bedroom home. The projecting living room wing allows for a view of both yards. The massive fireplace wall will be the focal point of the interior. A first floor laundry area is preferred even in a basement design. This makes the work area complete and the chores of washday are more efficiently done. There is a bar for snacks and a dining area with a view of the terrace.



This type of plan has proven itself very popular. The cheerfulness of the living area is enhanced by the fireplace and the floor-to-ceiling panel windows on both ends. The dining-L off the kitchen makes the living area appear spacious. The built-in china and the dining terrace are practical features, too.

## DESIGN C 278

1,230 SQ. FT., 20,917 CU. FT.



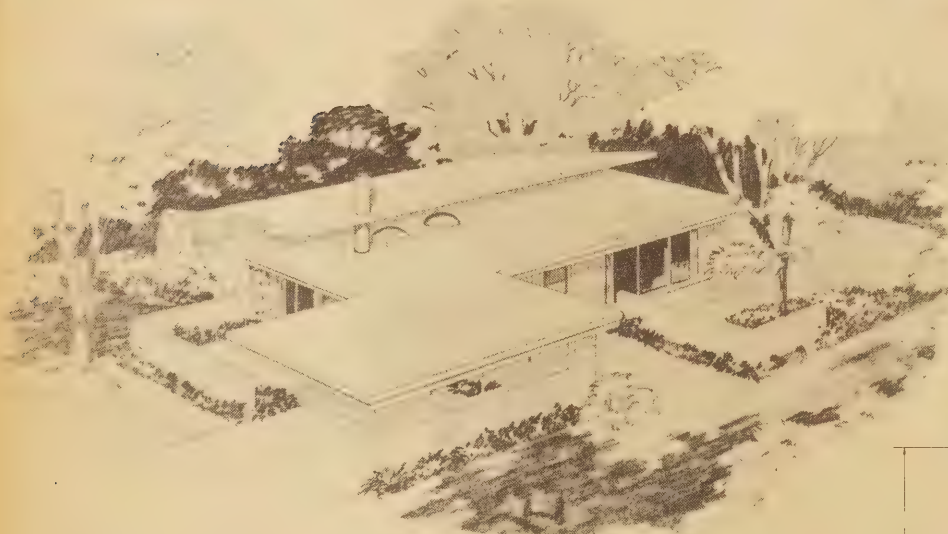
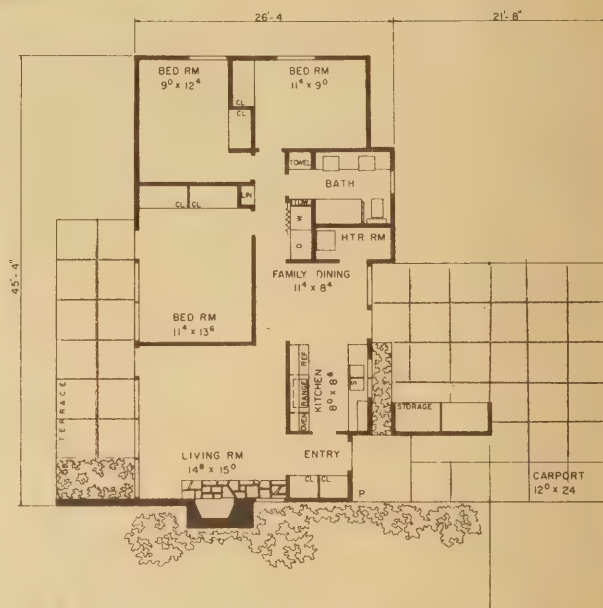




## DESIGN C 713

1,110 SQ. FT., 10,050 CU. FT.

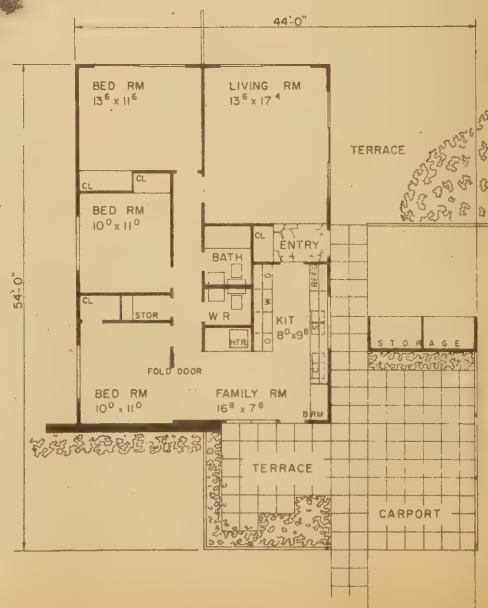
Today's opportunities to enjoy outdoor living make it necessary, when choosing a design, to determine how it is going to function with the yards. This contemporary home has two terraces—one to function with the formal living room; the other with the informal family-kitchen area. Privacy is provided both these outdoor areas. The extended masonry wing wall serves as a picturesque backdrop for the formal terrace with its planting area. The practical outdoor storage unit is perfect for the storage of outdoor equipment on the informal terrace area adjacent to the carport.



## DESIGN C 559

1,139 SQ. FT., 10,665 CU. FT.

This interesting contemporary home offers a fine study in the use of glass areas and, again, integrated outdoor living areas. The living room is isolated from the work and recreation areas. Its two walls of sliding glass doors allow for an abundance of natural light and promote the feeling of spaciousness. The master bedroom, too, will be accessible to a quiet outdoor sitting area through the sliding glass doors. A practical space-thrifty idea is the manner in which the third bedroom can be adapted as a study, guest room or an extension of the family room.

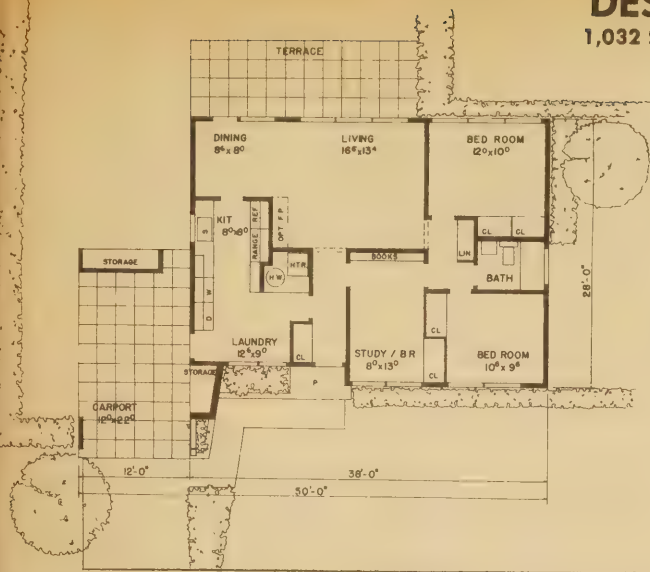




## DESIGN C 249

1,032 SQ. FT., 10,485 CU. FT.

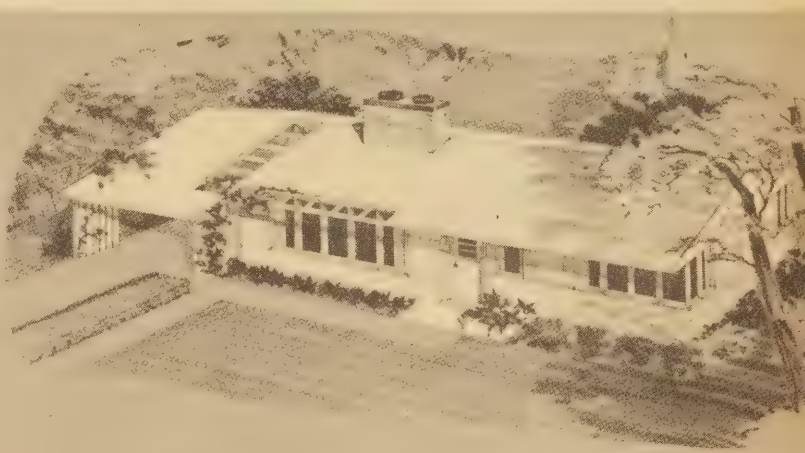
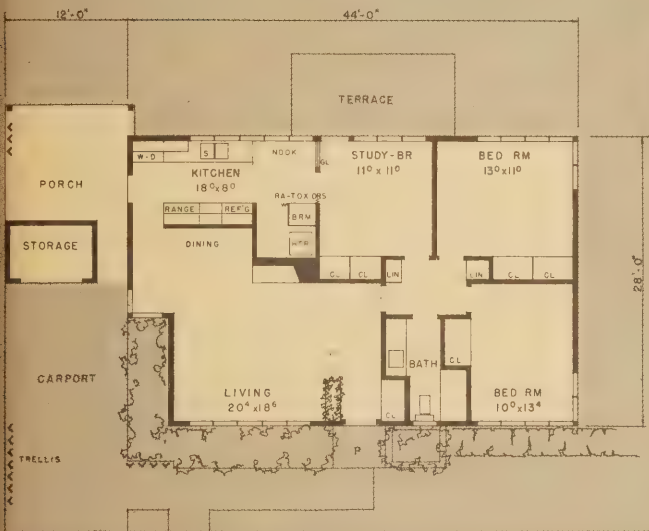
1 STORY HOMES  
1000 to 1300 sq. ft.



This low slung frame home packs a lot of living for its size. Notice how you can by-pass the study when it's in use; and how the kitchen-laundry leaves plenty of room for eating or baby's play. Large windows overlook the terrace.

## DESIGN C 421

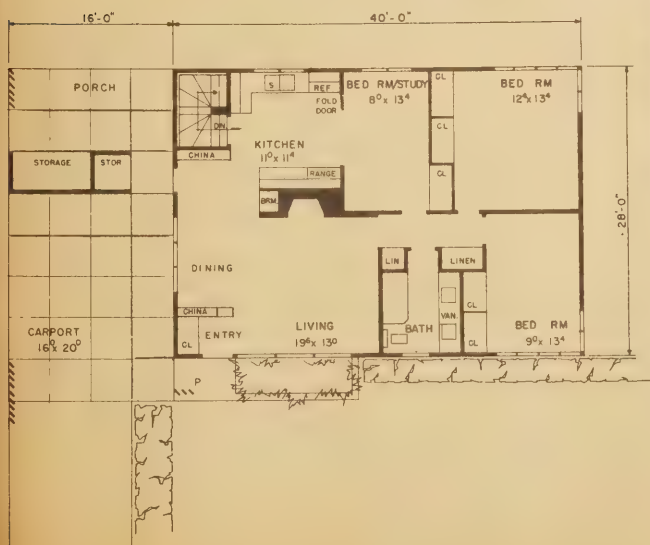
1,190 SQ. FT., 11,680 CU. FT.



The open planning between the living and dining areas makes this general area seem large, indeed. The fireplace is open at the end to allow for greater enjoyment. The large glass areas allow plenty of light into the work area where it is needed most.

## DESIGN C 604

1,120 SQ. FT., 19,880 CU. FT.

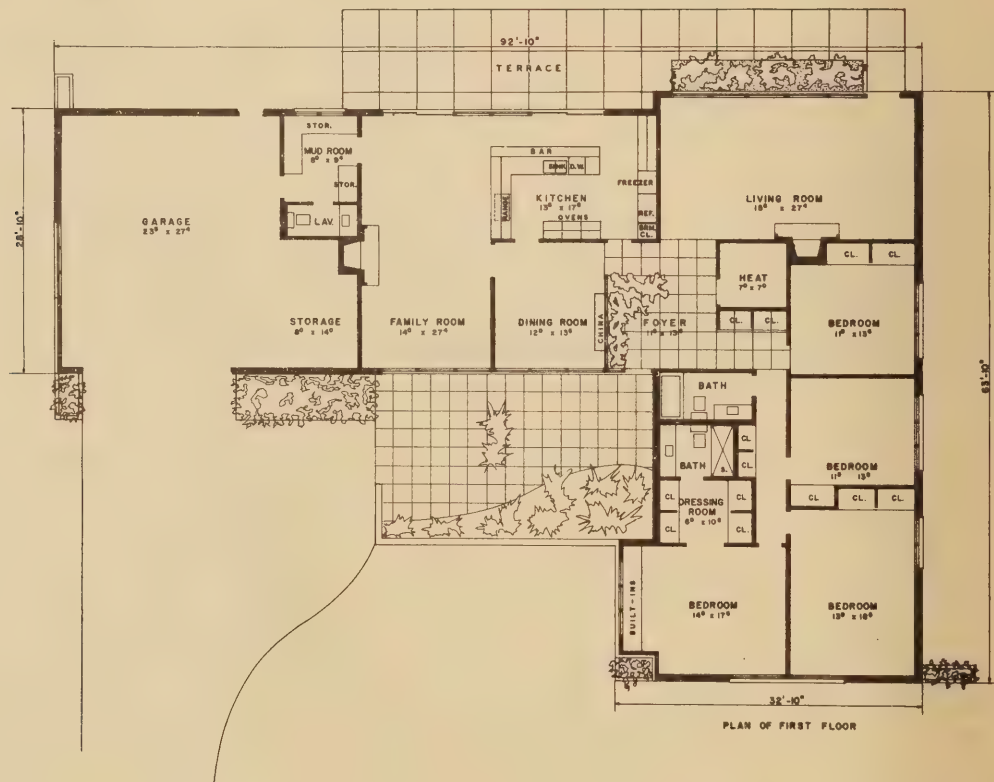
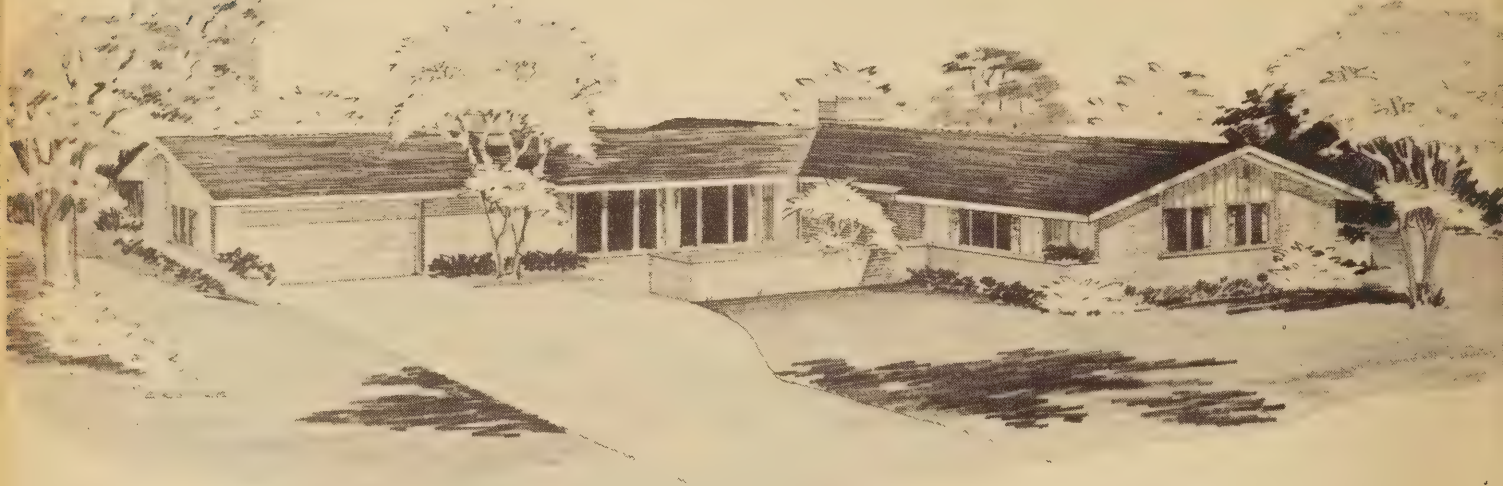


Vertical siding, large glass areas, an attractive attached carport, and a low-pitched roof will be sure to attract many an eye to this economically built, rectangular home. Look at the two lavatories, the two linen closets and the two china closets.



## ONE STORY HOMES OVER 1300 SQ. FT.

As you turn the 24 pages in this section, which feature 59 homes, be sure to study each design carefully. A well conceived home is one which is highly integrated. The inclusion of many of its features has as much meaning as the omission of others. Each design has been created with the thought in mind that it will cater to the living habits of various types of families. You will find many basic floor plans, plus their many modifications. A careful and deliberate turning of these pages will surely result in an education on the many basic concepts of floor planning that insure convenient living. The ultimate result will be the discovery of a home tailored to your needs.



### DESIGN C 911

2,660 SQ. FT., 28,080 CU. FT.

Here is truly gracious living for the large family. The large foyer with the dramatic planter presents an inviting entrance to this outstanding L-shaped ranch home. There are four large bedrooms, two-and-a-half baths, and two spacious living areas, both with a fireplace. The master bedroom enjoys a large dressing room and space-saving built-ins. Notice how the family room opens around to the snack bar off the kitchen. The separate dining room will set the stage for formal eating when the occasion demands. The housewife will welcome the mud-room and the adjacent washroom, for it will help keep the children from running in and out of the bedroom wing. Don't overlook the two terraces.

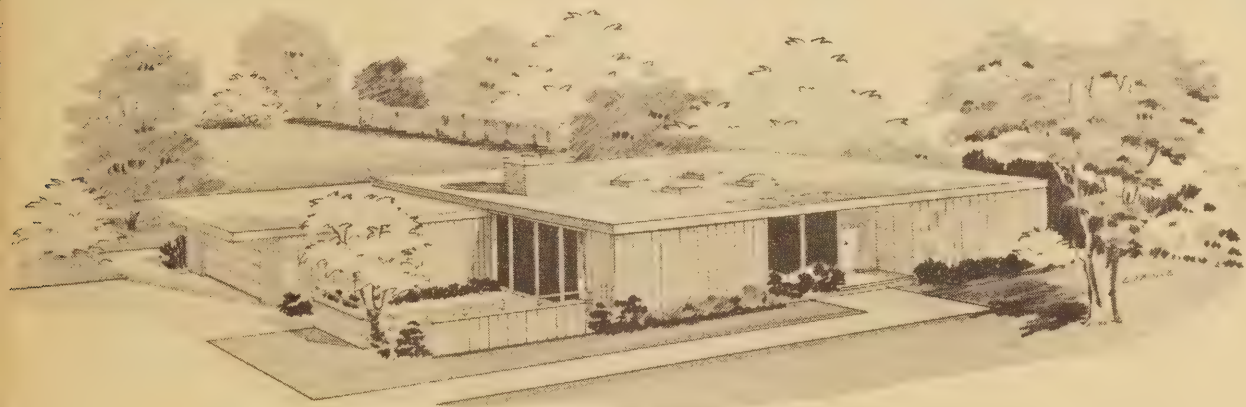
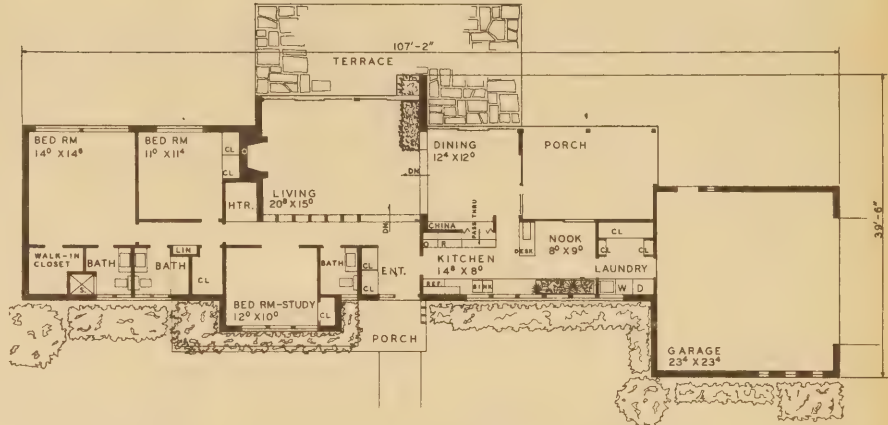




## DESIGN C 575

1,818 SQ. FT., 17,863 CU. FT.

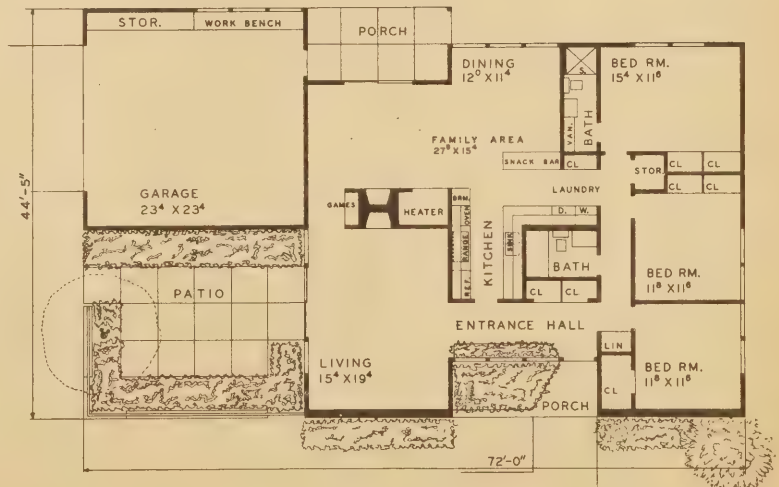
Clean-cut lines distinguish the exterior of this enchanting contemporary home. The most exciting feature is the sunken living room with its fireplace wall and planter. With built-in cooking equipment, planning desk, and laundry, the working area is most convenient. A pass-thru with folding doors and a china cabinet separates the dining room from the kitchen. The exterior walls of the living and dining rooms have sliding glass doors. The terrace and covered porch will guarantee outdoor fun.



## DESIGN C 828

1,776 SQ. FT., 17,760 CU. FT.

This three bedroom, two bath, flat roofed contemporary home has a floor plan that is in keeping with the present day emphasis on good indoor-outdoor relationships. The large living areas flow around the work area, broken only by the two fireplaces. These spacious areas are separated from the outdoor living areas only by the width of their exterior glass doors. The efficient kitchen is strategically located in relation to all parts of the house. Skylights provide the work area and bath with plenty of natural light.

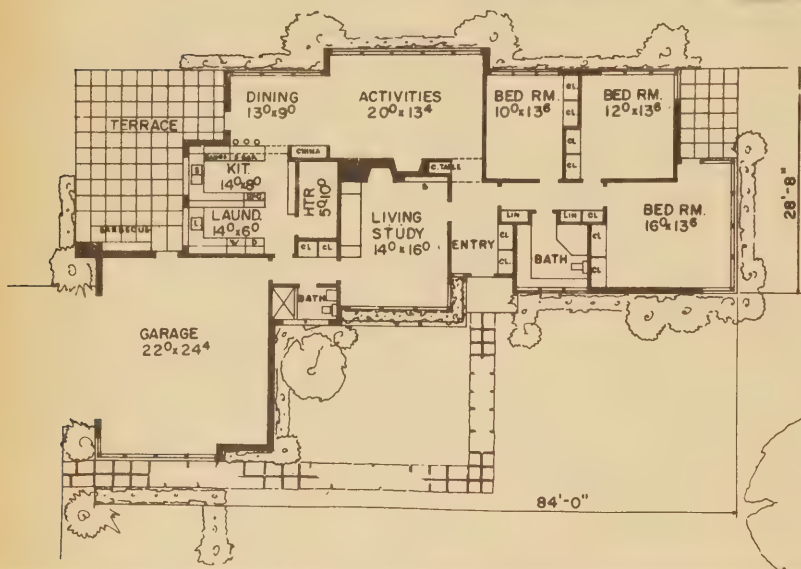




1 STORY HOMES  
over 1300 sq. ft.

## DESIGN C 173

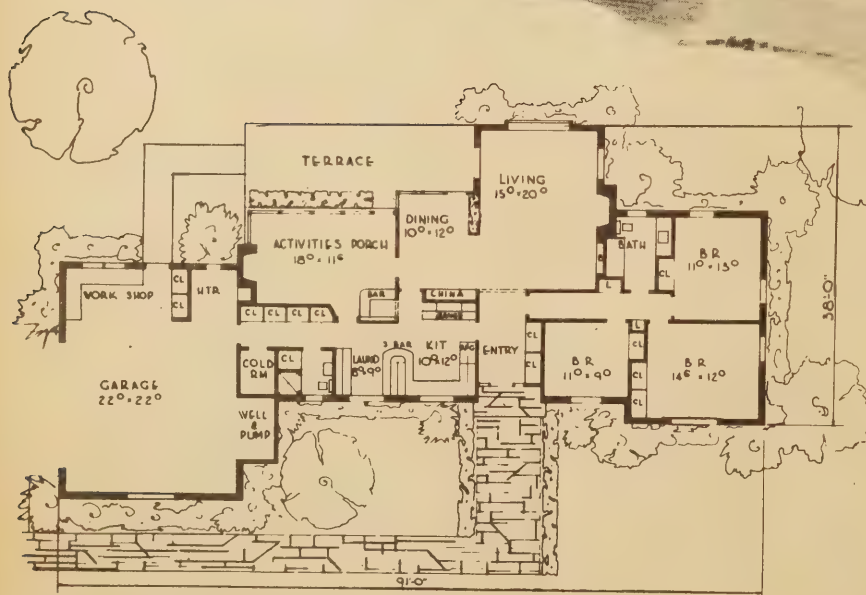
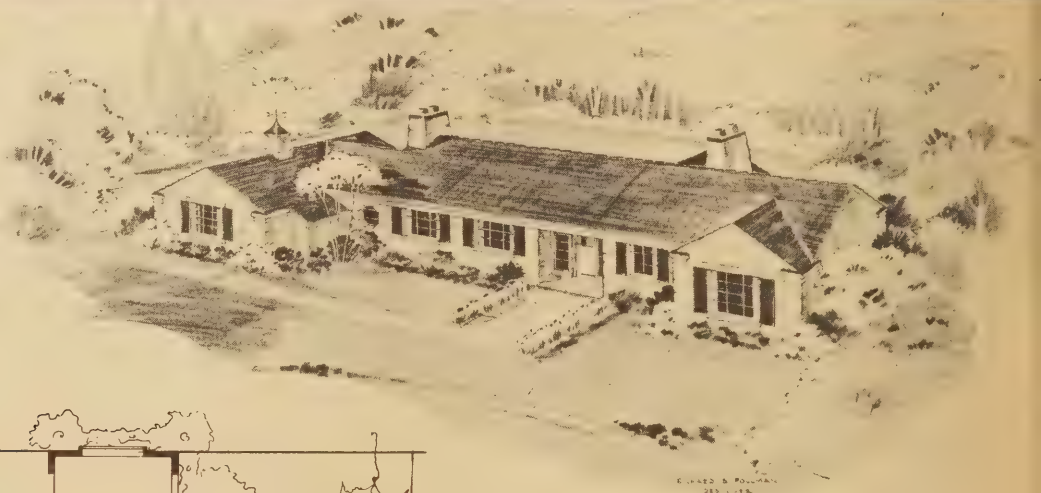
2,050 SQ. FT., 18,420 CU. FT.



Note these highlights: large entry with two closets; two linen cabinets and a corner tub bath with a vanity and a counter top sink; three spacious bedrooms—each having two closets; a terrace off the master bedroom; expansive glass areas to eliminate that cooped-up feeling and to capture the great outdoors; two fireplaces.

## DESIGN C 174

1,938 SQ. FT., 22,312 CU. FT.



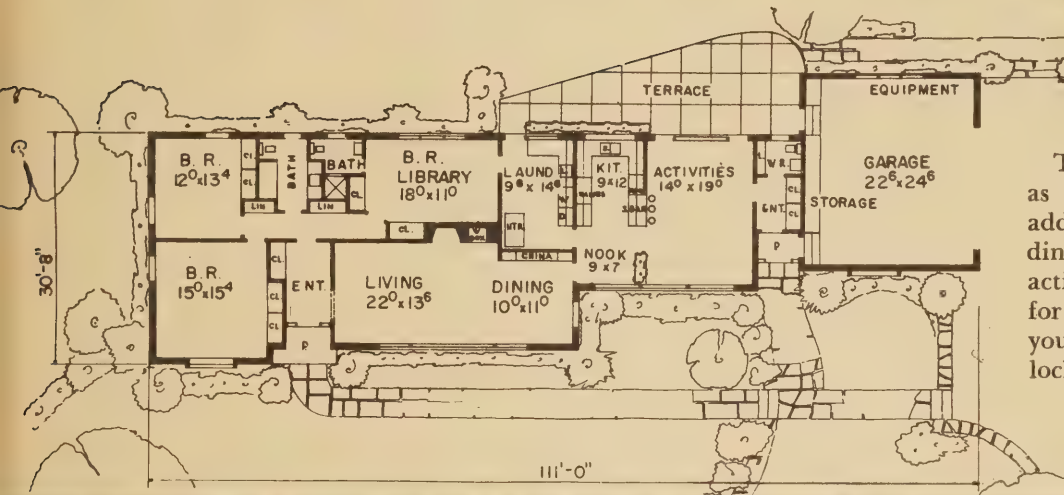
Frankly, have you ever seen anything quite like this before. What would normally be the porch has been enclosed with a continuous glass wall and now serves as an activities porch or area. The hallway to the hobby garage is formed with a solid bank of closets. This design is notable for its good traffic circulation.



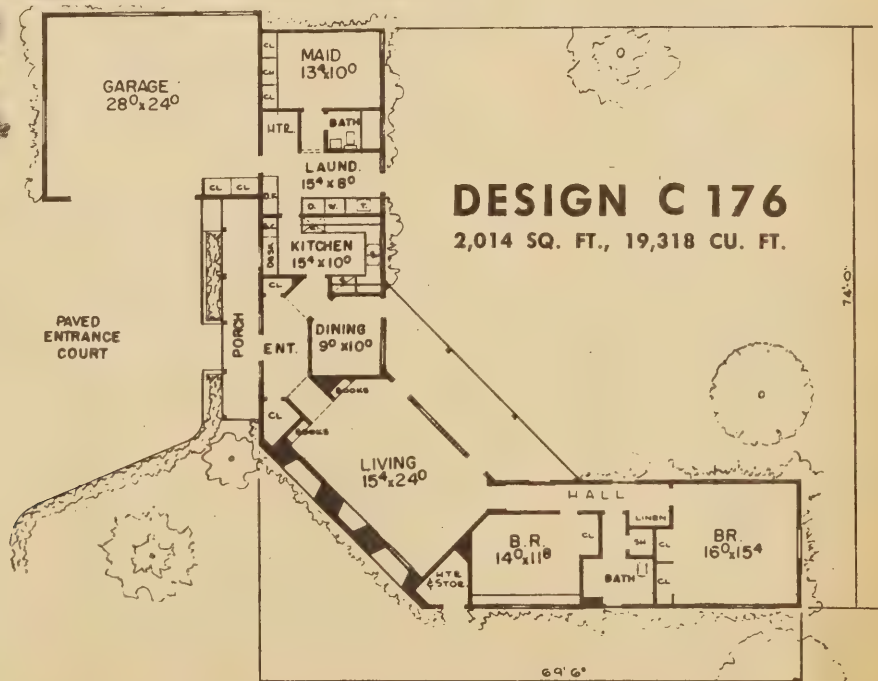
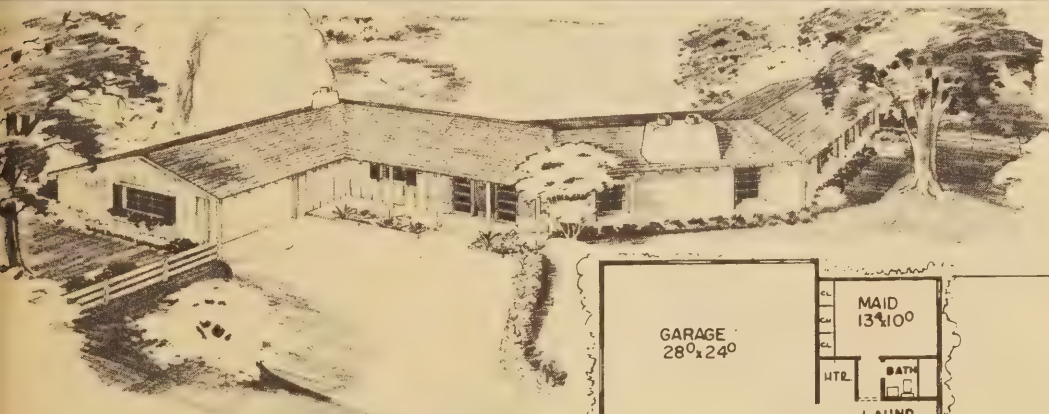


## DESIGN C 175

2,320 SQ. FT., 22,868 CU. FT.



The third bedroom could serve as a library in this home. In addition to the large living-dining area, there is a convenient activities room off the kitchen for real family living. Imagine yourself owning the key that unlocks the door to this home!



## DESIGN C 176

2,014 SQ. FT., 19,318 CU. FT.

Westward Ho! Here's a design that will stir your imagination. Before you decide on a plan to meet your needs for western living, be sure to study the many features this home has to offer.





**DESIGN C 482**  
1,578 SQ. FT., 18,615 CU. FT.



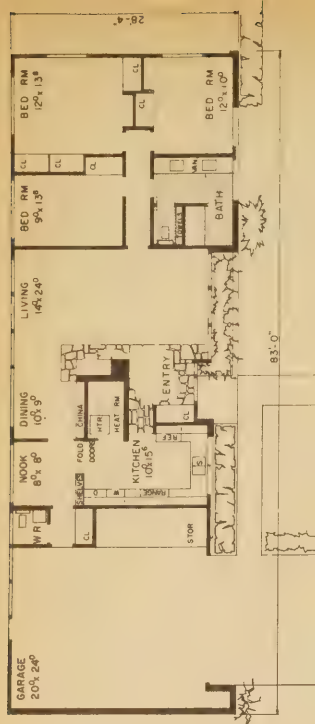
**DESIGN C 835**  
1,394 SQ. FT., 15,334 CU. FT.

Happy living patterns will result when the quiet living room is distant from the so often noisy family room. The in-line kitchen flanked by a formal dining area and a nook allow for flexibility in the eating routine. The inside bath and washroom are handy to all areas.

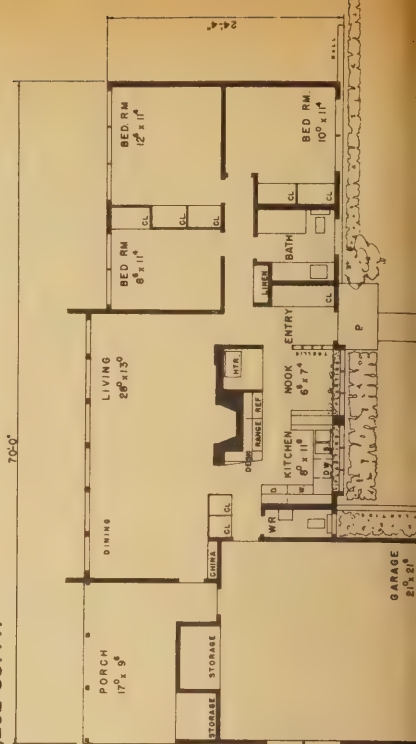
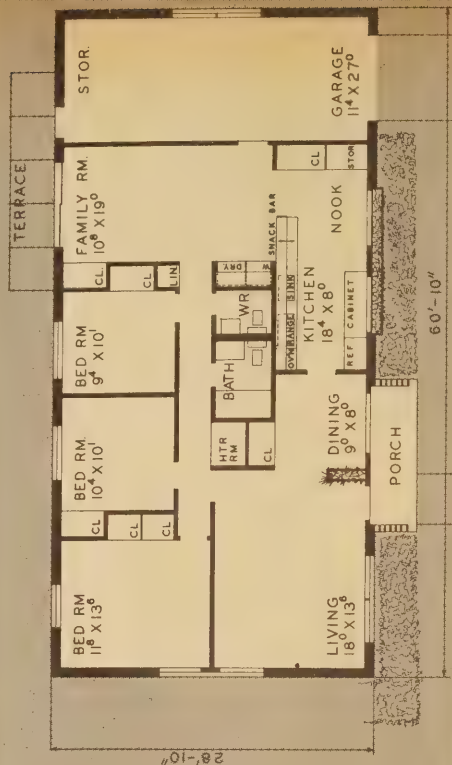


**DESIGN C 383**  
1,300 SQ. FT., 12,232 CU. FT.

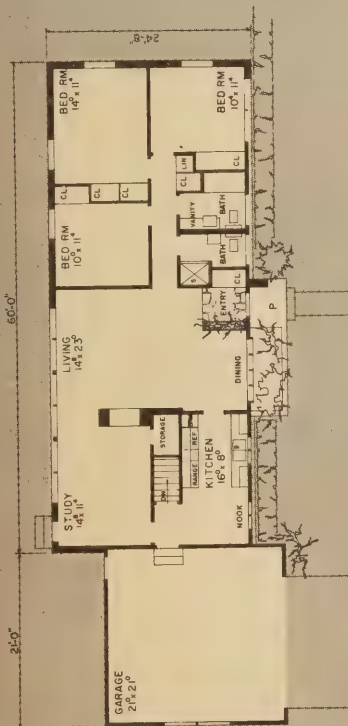
Observe the efficiency of layout in this design for Convenient Living. Brightness and beauty are given by the large windows which comprise the entire outside wall of the living-dining area. The functional island with fireplace unifies this area with the practical kitchen-nook. No traffic jams here! The centered entry facilitates four-way passage.



The clean sweep of the roof of this low-slung home gives it a feeling of stability you are sure to like. And construction costs have been lowered, too, by placing the heater room next to the fireplace, and combining kitchen and laundry. Note the large bath with double lavatory and the extra washroom near the garage.

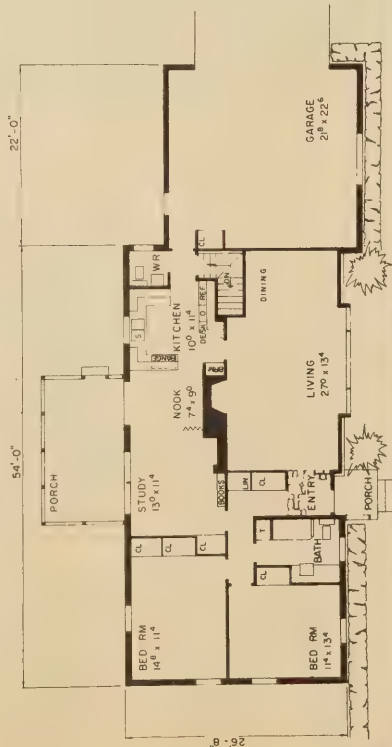






**DESIGN C 447**  
1,480 SQ. FT., 26,640 CU. FT.

**DESIGN C 509**  
1,440 SQ. FT., 27,302 CU. FT.



**DESIGN C 356**  
1,300 SQ. FT., 23,079 CU. FT.



Observe the back-to-back location of the two baths. The floor of the front entry is laid in quarried stone for beauty, ease of maintenance and durability. Imagine the enjoyment to be had in both the study and living rooms from the two-way fireplace. Consider the two eating areas and the large storage closet of the study.



Planned for flexibility. Dual-purpose rooms are an asset to any homeowner regardless of the size of the house. Here the combination nook and study could be made into a living-kitchen or a family activities room. The enclosed porch doubles the usefulness of the versatile room arrangement.



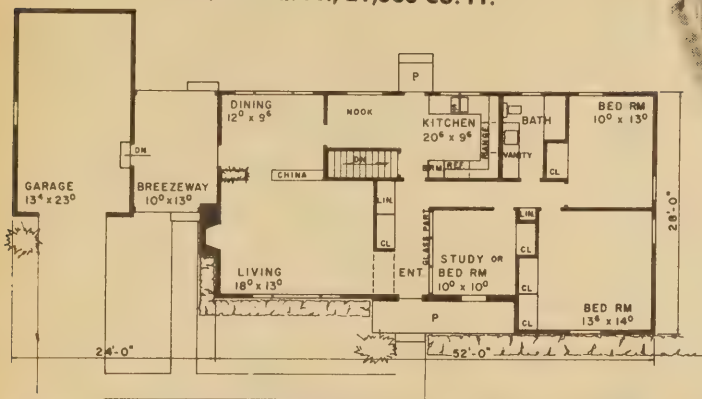
Built-in units make a vital contribution to any design. However, they can be doubly important to a small design where wise utilization of space is important. Noteworthy in this design are the china closets, the linen, and the book shelves.



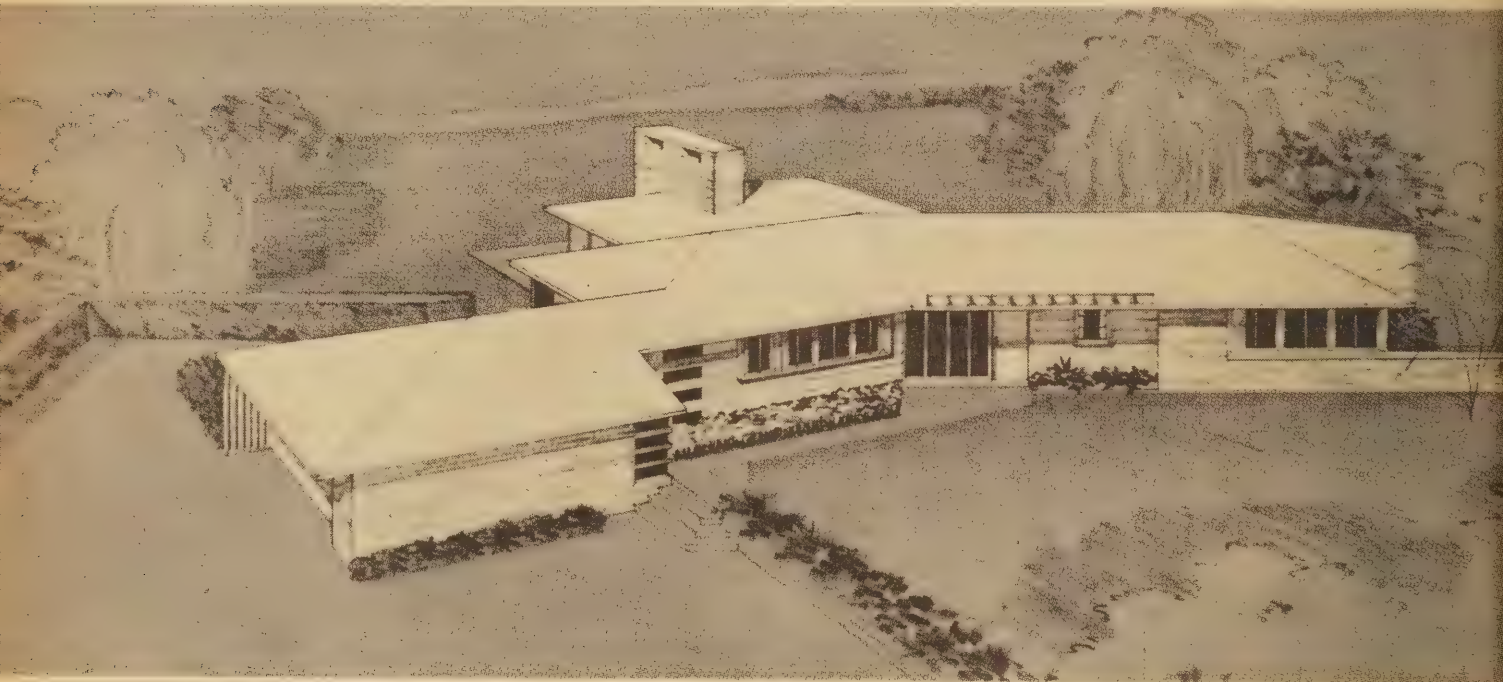
1 STORY HOMES  
over 1300 sq. ft.

## DESIGN C 239

1,314 SQ. FT., 21,568 CU. FT.

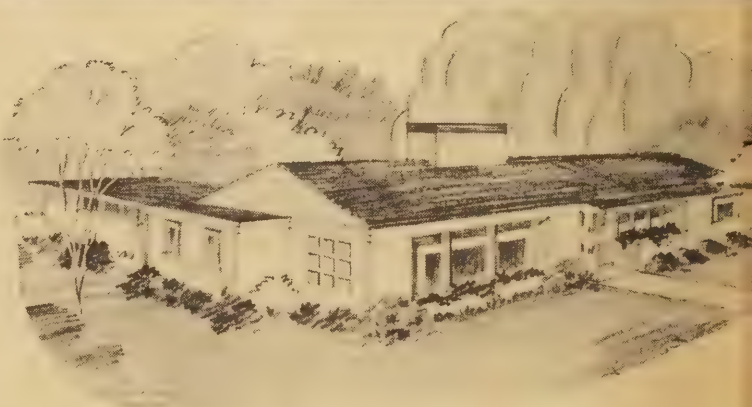
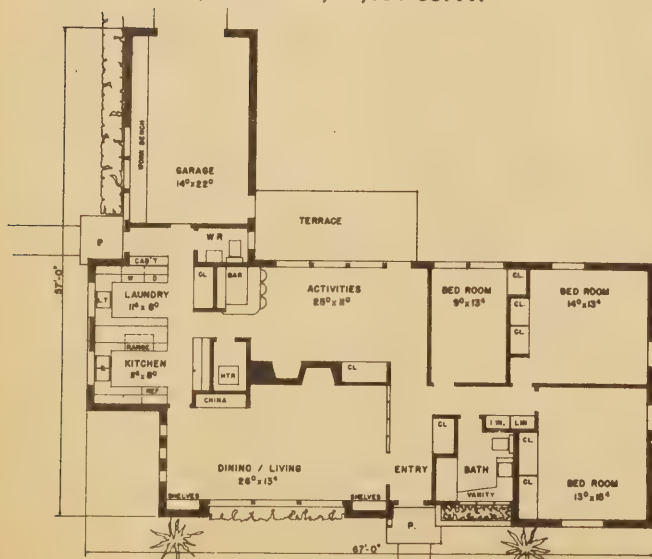


Years of livability await the owners of this frame home with its effective use of fieldstone. The attached garage and breezeway tie-in pleasingly with the main portion of the house. You'll like the nook and the sizable dining area with its china and planter.



## DESIGN C 124

2,032 SQ. FT., 22,651 CU. FT.



A wholesome house with a convivial nature. . . . Grand for children; for company; for the enjoyment of life. . . . But a practical house, too, where work is made light by system. . . . A beautiful house of disciplined imagination. . . . Study the plan to appreciate in detail the many good ideas that went into it.

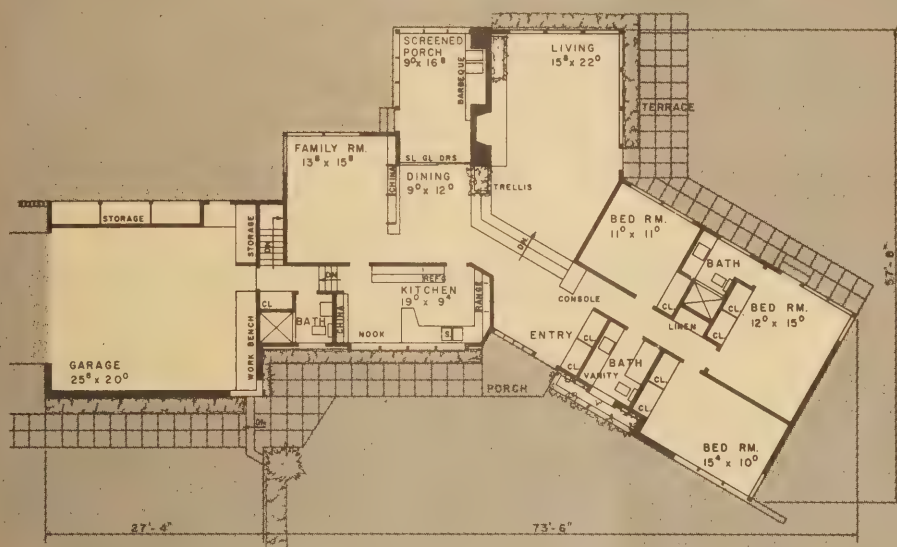
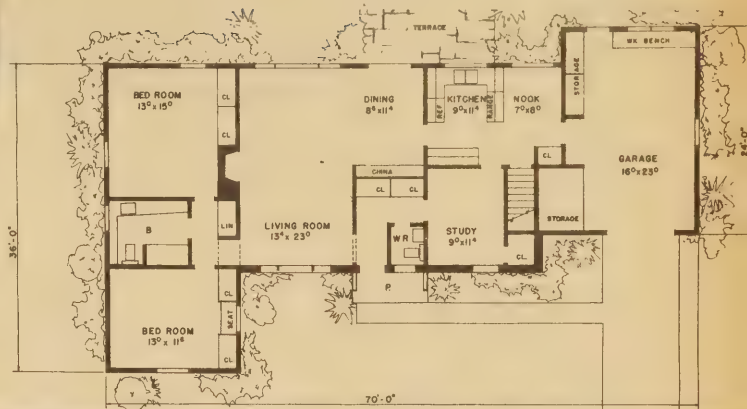




Spacious rooms, generous storage and closet facilities, many useful built-ins, and a wash-room and spare bedroom or study combination near the covered front entrance make this basement home adaptable to almost any manner of living. Notice the blending of horizontal wood siding and natural stone.

## DESIGN C 261

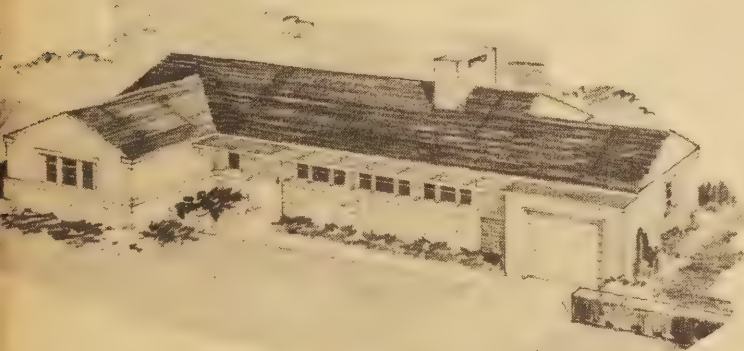
1,471 SQ. FT., 26,478 CU. FT.



## DESIGN C 77

2,080 SQ. FT., 28,142 CU. FT.

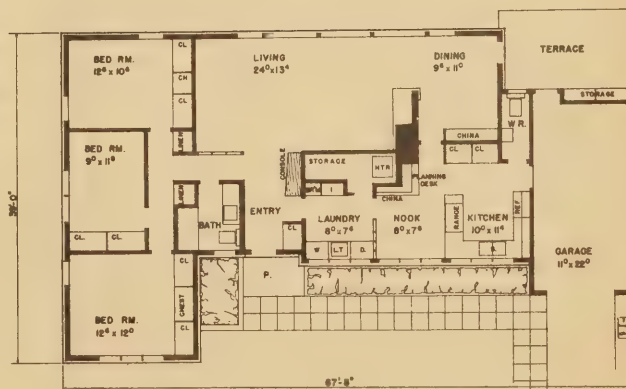
A true gem wherever located. If you have a beautiful view to the rear of your lot this design with its expanse of windows will not allow it to be forgotten. The fire-place masonry wall of the bright and airy living room can be made to be breathtaking. With both the family room and porch there is always a cheerful rumpus area summer as well as winter. Study the storage facilities, the bath facilities and don't miss the built-in units!



The open planning of the living-dining area creates a room thirty-three feet long. The dramatic expanse of solar glass overlooking the garden adds to the effect of spaciousness. There is an ultra-smart fireplace; a built-in china cabinet; a translucent wall.

## DESIGN C 125

1,704 SQ. FT., 19,582 CU. FT.

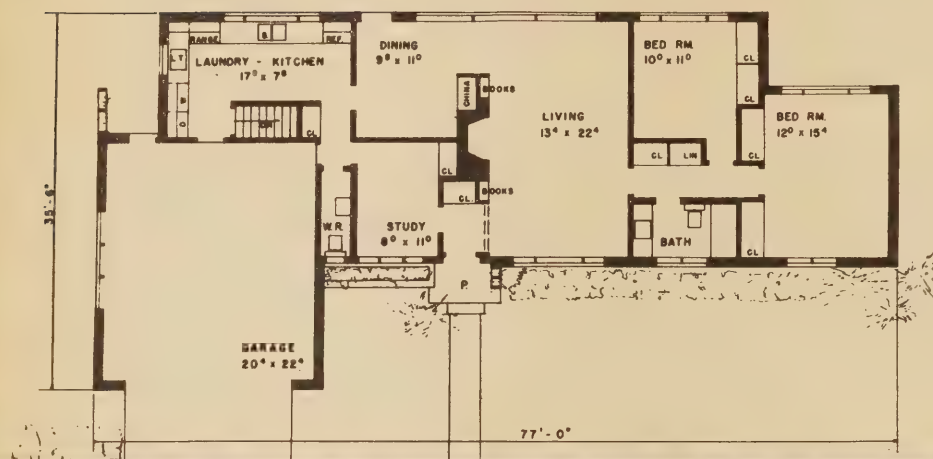




1 STORY HOMES  
over 1300 sq. ft.

## DESIGN C 238

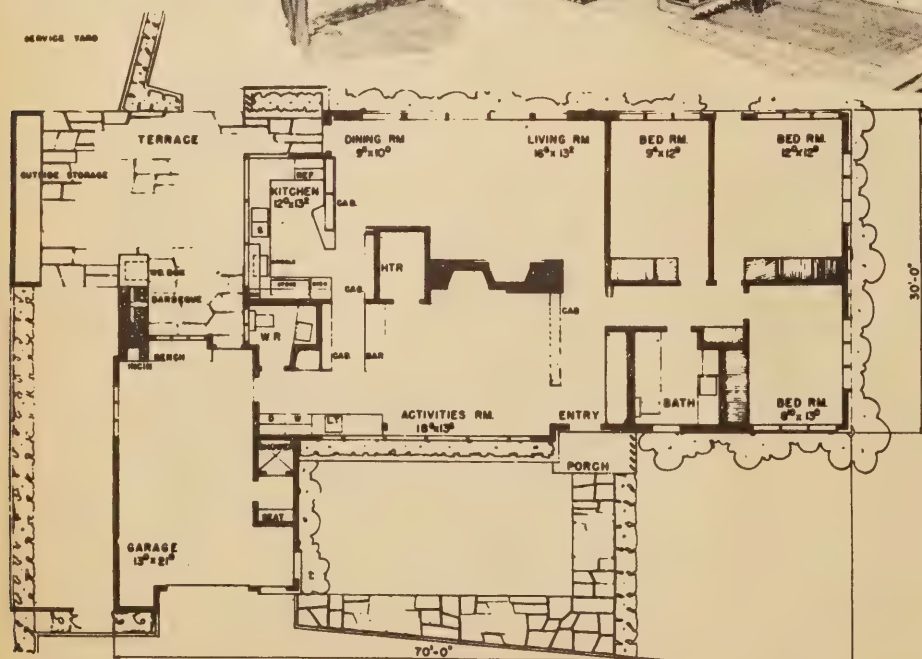
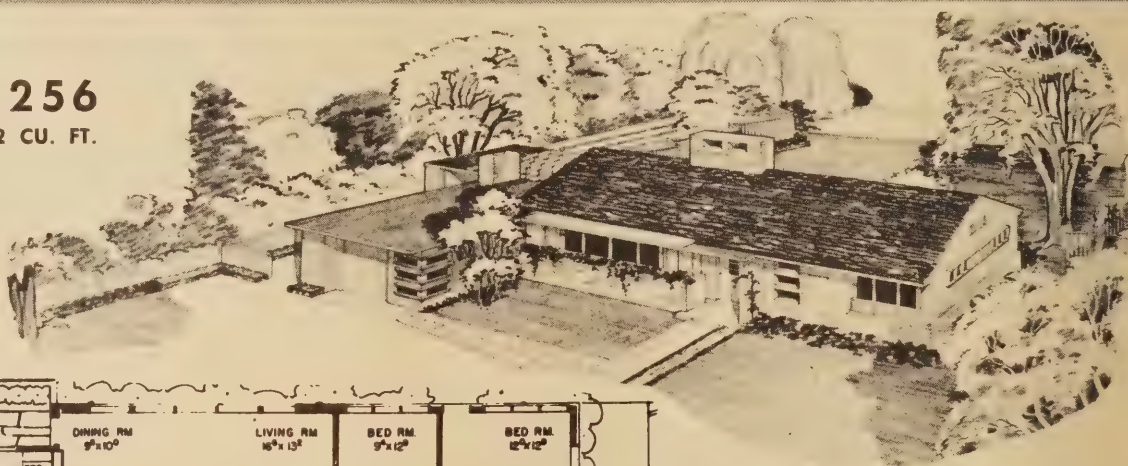
1,424 SQ. FT., 25,587 CU. FT.



Notice how the fireplace location provides dining privacy. Its location also permits two closets, two sets of bookshelves and a built-in china cabinet to be clustered around the fireplace. The study and washroom have their own private entrance from the garage.

## DESIGN C 256

1,732 SQ. FT., 19,052 CU. FT.



Here is contemporary design with pleasurable living. Each bedroom has built-in wardrobe closets. The activities room, as well as the living room, has a fireplace. The built-in oven and griddle of the natural wood kitchen are up-to-the-minute. The barbecue terrace and after-bathing shower in the garage will provide unexcelled summer enjoyment. Ideal for beach living.



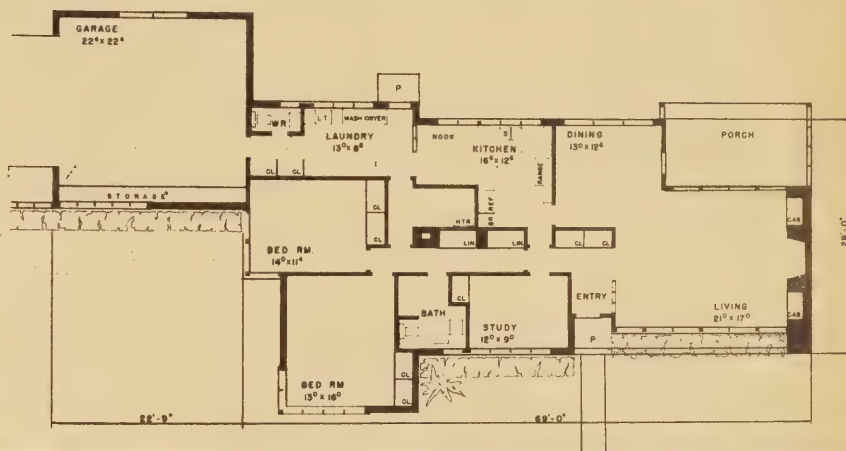
1 STORY HOMES  
over 1300 sq. ft.



## DESIGN C 85

1,912 SQ. FT., 21,863 CU. FT.

A definite distinction goes along with owning this home. Its roominess and airiness are readily apparent. Actually it has more window area than brick veneer wall area. By using double pane insulation glass, the need for putting up and taking down storm windows is eliminated. Study the plan and see how many Convenient Living features you can find to please your family.

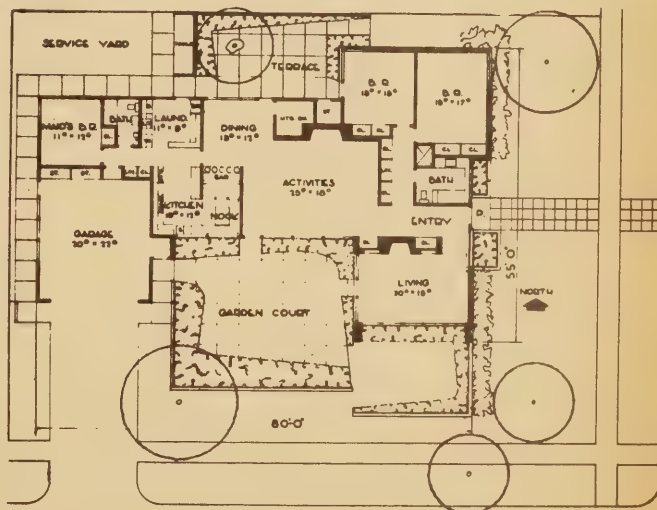


## DESIGN C 177

2,444 SQ. FT., 23,018 CU. FT.

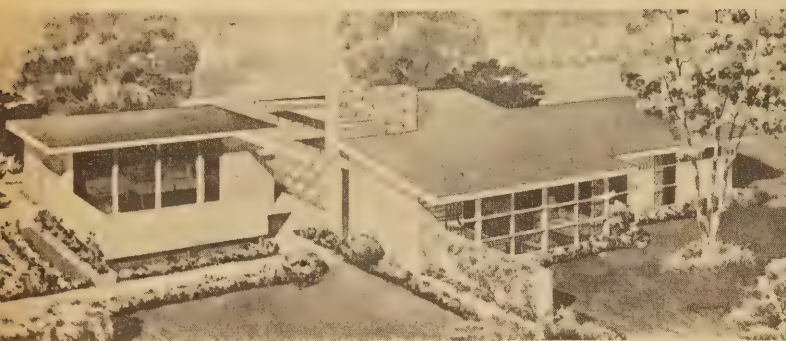
A SHOW HOME! . . . for a corner lot.

- Convenient traffic circulation.
- Private living area with a view.
- Note how kitchen-dining and activities areas complement each other, and how they take advantage of both the garden court and terrace.
- Locations of bedrooms assure restful quiet.
- Seventeen closets. Count them!





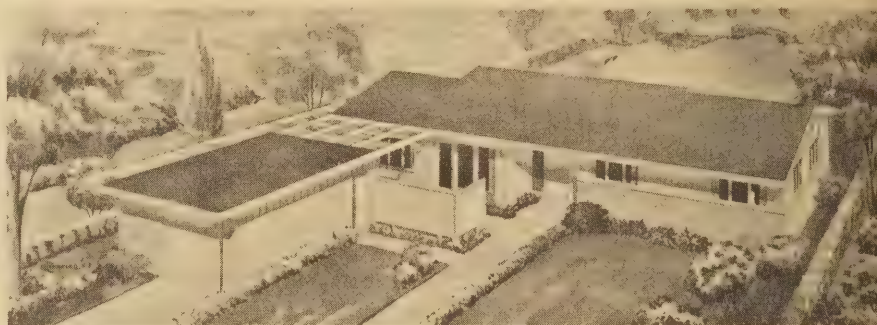
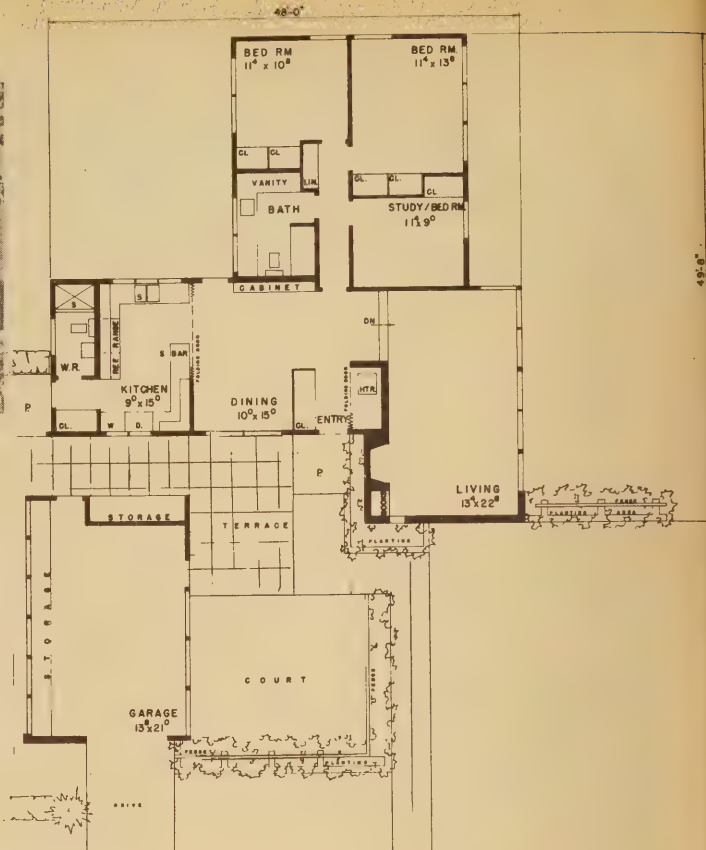
1 STORY HOMES  
over 1300 sq. ft.



## DESIGN C 386

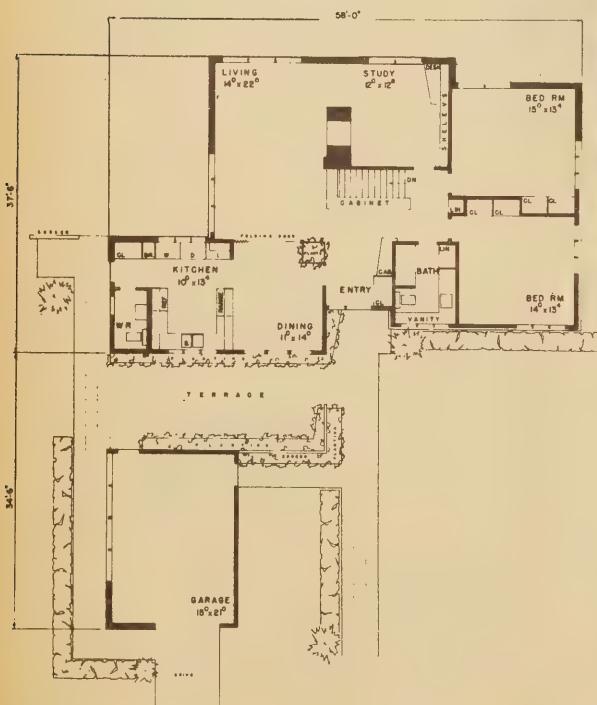
1,495 SQ. FT., 14,584 CU. FT.

Here is proof that the small lot need not be a problem. This contemporary home offers good living to the city dweller who loves freedom and convenience. A West-facing lot, allows the large living area windows to face the South. Low, wide roofs and panel windows provide a free-living atmosphere. Privacy is achieved with interestingly designed fences.



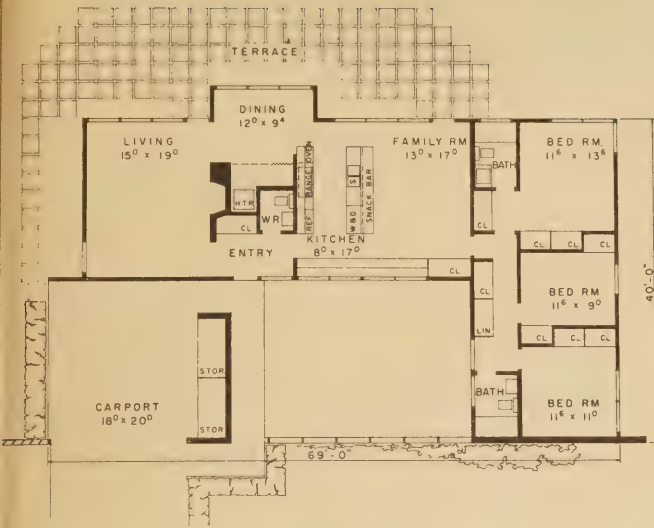
## DESIGN C 390

1,715 SQ. FT., 23,650 CU. FT.



The trellis work between the garage and house not only casts interesting shadows but creates a feeling of continuity of design. The open planning of living area is a focal point of this delightful floor plan. Don't overlook the two-way fireplace of living room and study; and the various built-ins including the dramatic planter.

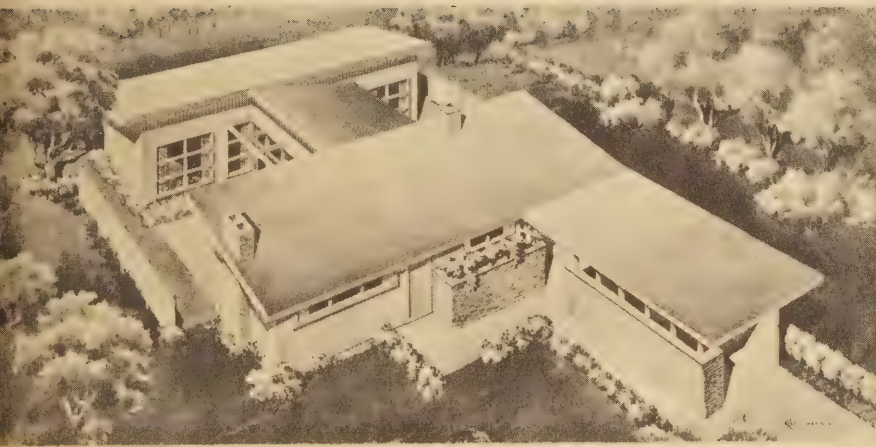




## DESIGN C 412

1,712 SQ. FT. 17,651 CU. FT.

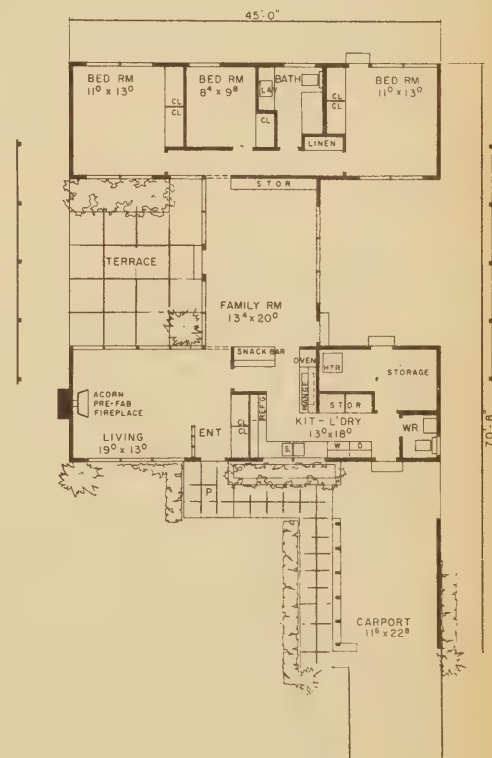
Convenient Living must be judged in relation to the activities of all the members of the family. Two baths in sleeping area relieve morning congestion. A large family room satisfies the children and their friends. An efficient kitchen with no through traffic delights the cook. A large carport with covered entrance to the front door pleases the drivers.



## DESIGN C 429

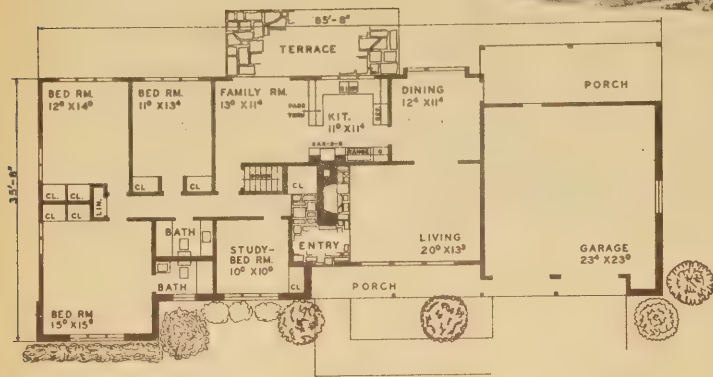
1,546 SQ. FT., 14,846 CU. FT.

The family room can be a most important part of the daily routine where children are concerned. In this imaginative contemporary design it is strategically placed where its activities do not conflict with those of the other areas of the house. Note its cheerful atmosphere. Study the features of the work area.



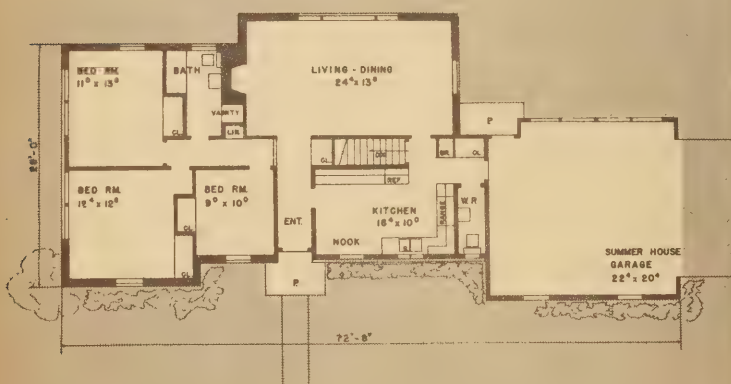


1 STORY HOMES  
over 1300 sq. ft.



**DESIGN C 554**  
1,900 SQ. FT., 34,400 CU. FT.

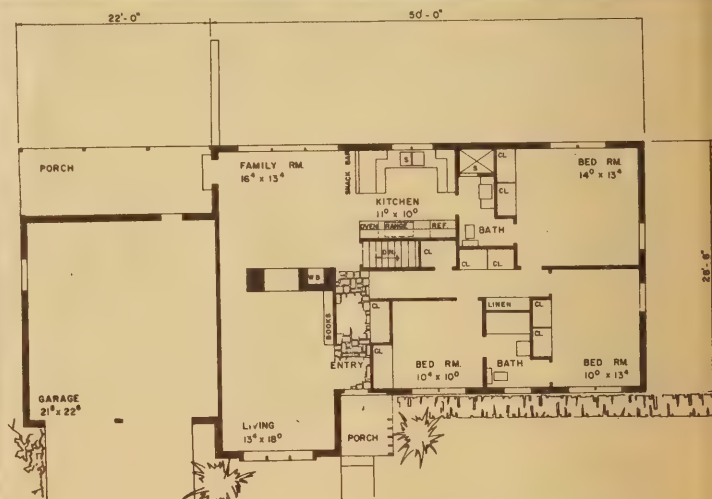
Four bedrooms, two baths, plenty of closets, a family room, a separate dining room, a fireplace and barbecue, and a covered porch are but some of the features that will make the members of the family swell with pride for their new home.



**DESIGN C 32**  
1,368 SQ. FT., 26,465 CU. FT.

A convenient living center hall hillside plan. The large windows of the nicely proportioned living room look out upon the garden. The efficient kitchen and cheery breakfast nook are at the front of the house. These bedrooms provide for the growing family. This design shows details for a partially exposed basement at the rear.

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**DESIGN C 507**  
1,530 SQ. FT., 29,684 CU. FT.

Clever floor planning results in the two complete baths being directly assessable from four different rooms. The large family room opening from the kitchen is separated from the living room by a fireplace which may be enjoyed from both rooms. The exposed basement which may be entered from the yard will appeal to all members of the family. However, there would be no problem adapting to flat site.



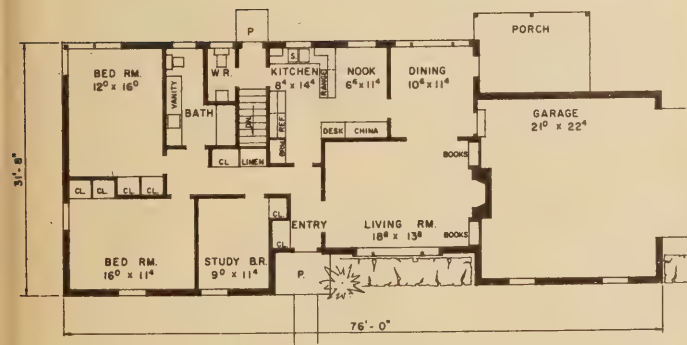
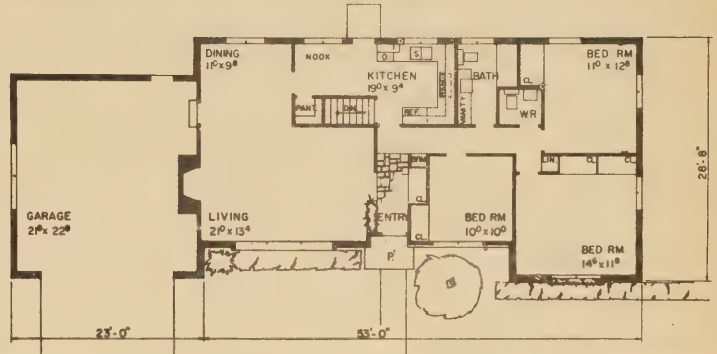
1 STORY HOMES  
over 1300 sq. ft.



## DESIGN C 707

1,384 SQ. FT., 25,982 CU. FT.

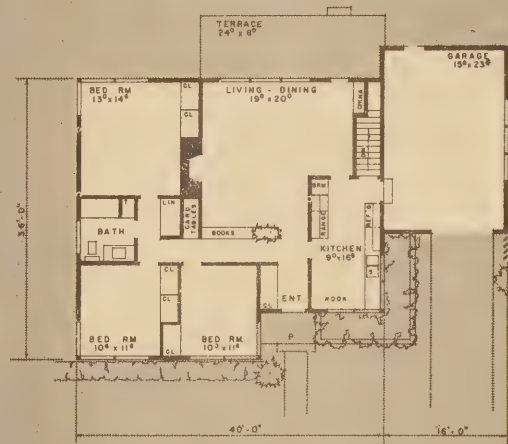
The walk-in pantry is a small feature to be sure, but a Convenient Living feature nevertheless. Quantities of staples, when stored on the first floor, save trips over the basement stairs. The kitchen has a built-in oven and cooking top range.



## DESIGN C 344

1,553 SQ. FT., 30,534 CU. FT.

No wasted space in this three bedroom home. Notice how Richard B. Pollman has designed livability into every available bit of space. This results in plenty of closets, an extra washroom, a built-in desk, china cabinet, vanity, and two bookcase units.



## DESIGN C 400

1,344 SQ. FT., 25,200 CU. FT.

The room divider is a wonderful substitution for that often unappealing blank wall. With proper designing it not only adds beauty and allows for more spaciousness, but it also has a lot of utility. This home has three good sized bedrooms, plenty of towel and linen storage area, a well situated fireplace, a nook, full basement, and the always important feature—good traffic circulation.



1 STORY HOMES  
over 1300 sq. ft.

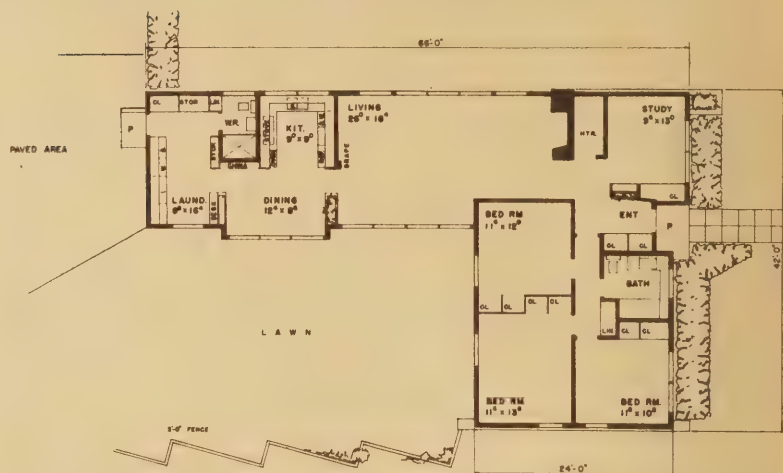
## DESIGN C 288

1,752 SQ. FT., 17,133 CU. FT.

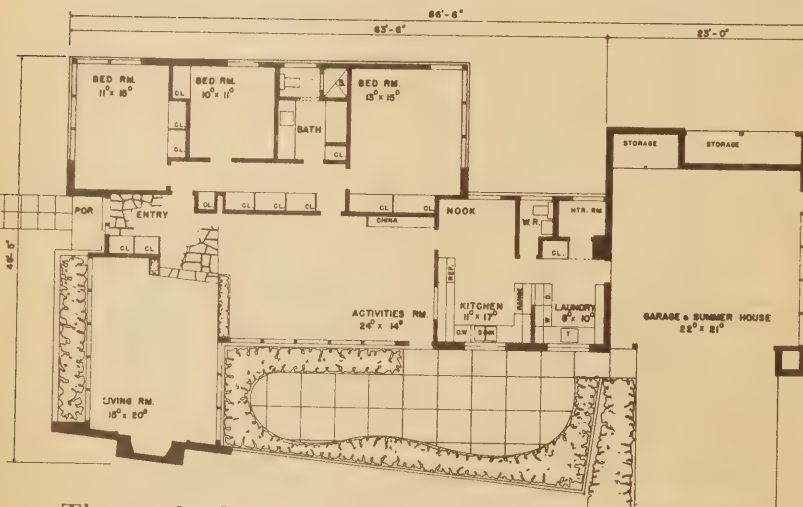
This home was designed to meet the exacting requirements of a small corner city lot paralleling a busy thoroughfare. The fence will provide privacy from the street, despite the large glass area on the living-dining side. The windows on the opposite side of the living area are high for privacy from the neighbor. A large family would enjoy living in the informal atmosphere of this Convenient Living home. Study the floor plan carefully.



STREET VIEW



GARDEN VIEW



STREET VIEW

## DESIGN C 296

2,094 SQ. FT., 19,897 CU. FT.

The angular fireplace and slanted ceiling in the sunken living room, combined with a spacious activities-dining area, an outside and inside storage garage that doubles as a summer house by opening all the hinged awning type panel windows, plus a recessed porch and flagstone entrance, a compartment bath, and thirteen closets make this an ideal home for the family that strives for something different in the way of real Convenient Living.





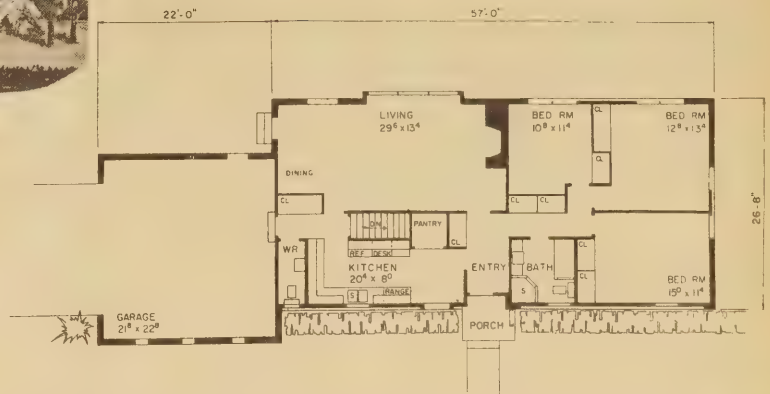
1 STORY HOMES  
over 1300 sq. ft.

## DESIGN C 506

1,520 SQ. FT., 27,266 CU. FT.

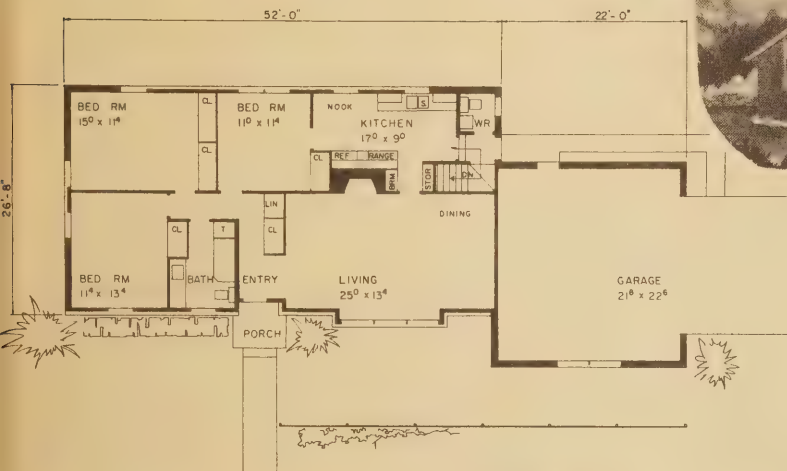


The rear living room is often preferred because of its added privacy and accessibility to the rear yard. Notice the extra wash-room, the closets near both entries, the planning desk, the pantry, and the kitchen eating space.



## DESIGN C 573

1,392 SQ. FT., 25,244 CU. FT.



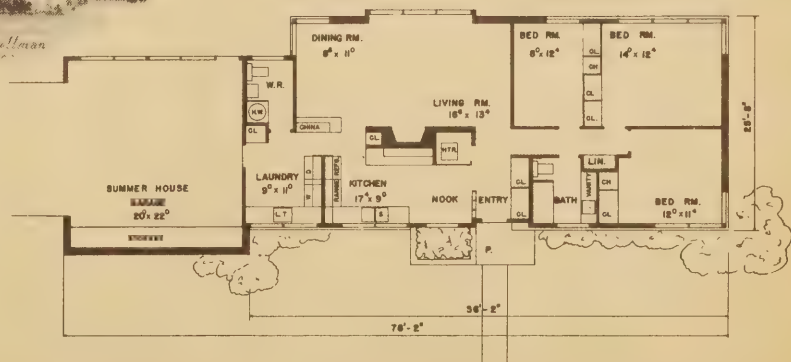
Exposed roof rafters give this low-slung design a western touch. The horizontal lines of the fence emphasize that appealing long, low appearance. The large living-dining area is highlighted by the wind-dowed wall and fireplace.

## DESIGN C 297

1,436 SQ. FT., 16,587 CU. FT.



Many features often desired but never found—until now! Delightful combination of vertical and horizontal siding and brick veneer; interesting panel window treatment; a solid brick-to-ceiling fireplace wall; built-in chests in bedrooms, and a china in the dining area; convenient, cheerful laundry and washroom; and a combination storage garage and summer house.





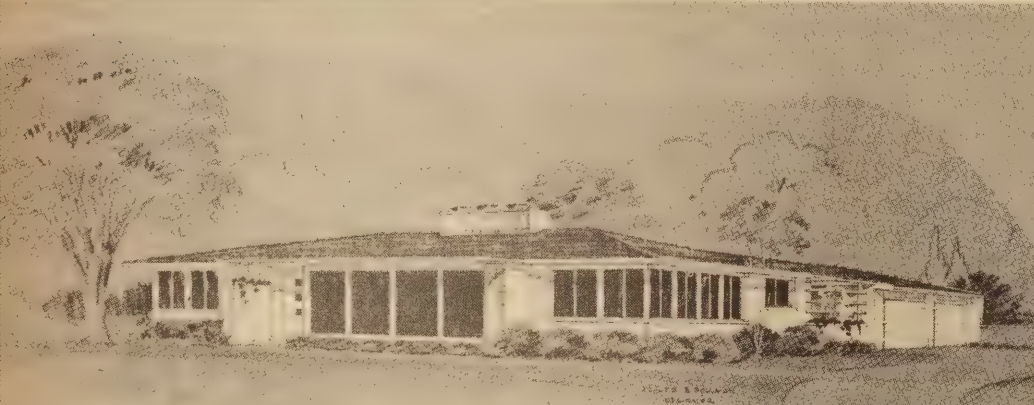
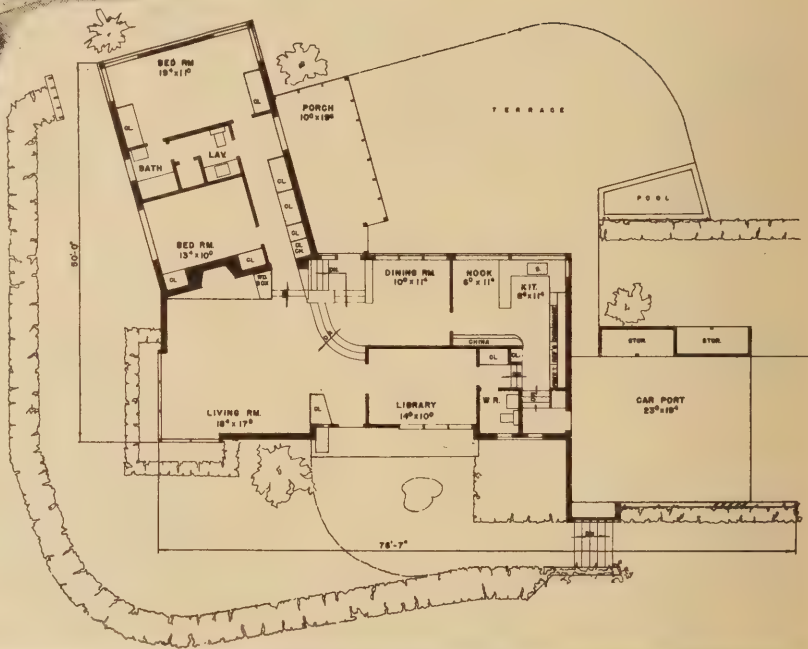
1 STORY HOMES  
over 1300 sq. ft.



## DESIGN C 96

1,893 SQ. FT., 31,300 CU. FT.

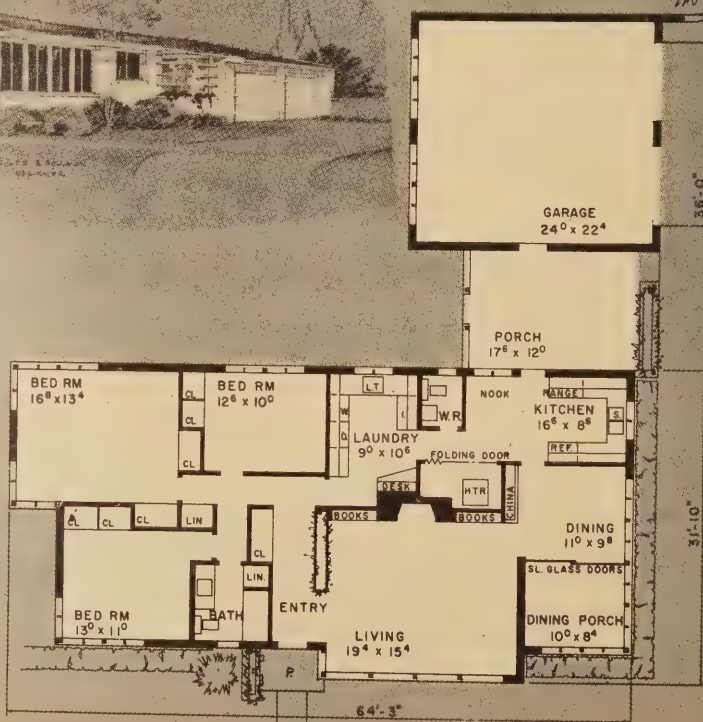
A truly fine home with a view in every direction. It has four levels. Starting with the bedroom area, you take two steps down to the living and library level. The dining room, nook and kitchen are three steps below the living room. Then, from the dining room, or from the door near the porch, you can go down into the large recreation area with fireplace below the bedrooms. A super-abundance of storage space, closets, cabinets and built-ins are included. Also, did you see the compartment type bathroom?



## DESIGN C 363

1,842 SQ. FT., 18,729 CU. FT.

Plenty of natural light contributes to a bright and cheerful interior. This bath and a half design with its separate laundry, two porches, abundant storage facilities, and attached two car garage would be ideal for that corner lot.





## DESIGN C 355

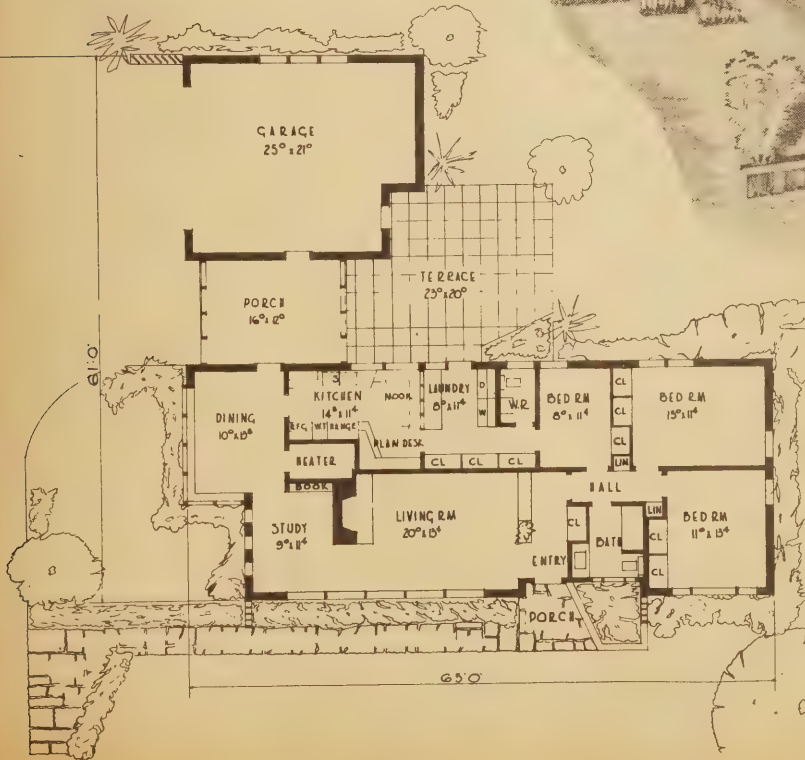
1,838 SQ. FT., 34,682 CU. FT.



For those who love large bedrooms, this is the "just-what-we-want" home that offers that enjoyment at no sacrifice to other room space. Here is a masterpiece of floor planning which gives the owner easy access to all areas while preserving bedroom privacy. Look at the closet space. The living room is large and well lighted. The efficiency kitchen and dining area is intimate, but not cramped. The porch and terrace with barbeque area embrace this house with solid comfort.

## DESIGN C 208

1,674 SQ. FT., 20,084 CU. FT.



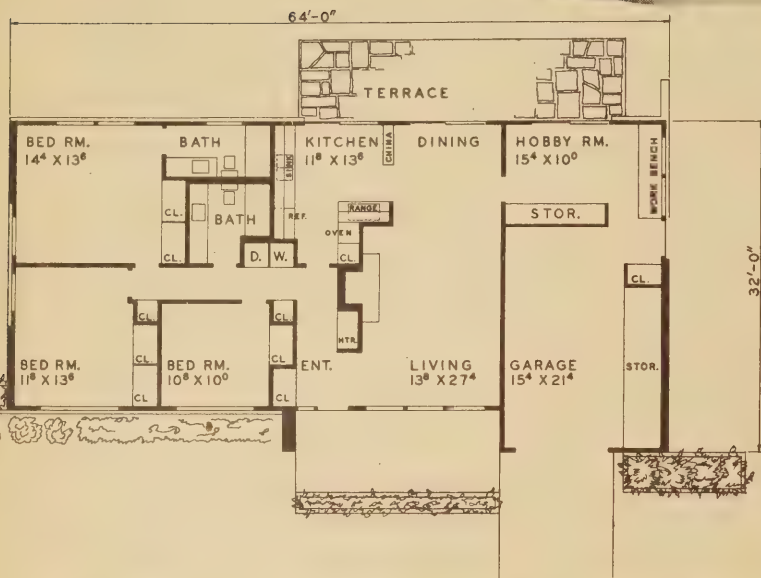
A home of today with living for tomorrow. Imagine satisfying your needs in a home with a kitchen containing a nook and a planning desk; a light and airy dining room; a porch; and a protected terrace. Perfect for that corner lot!



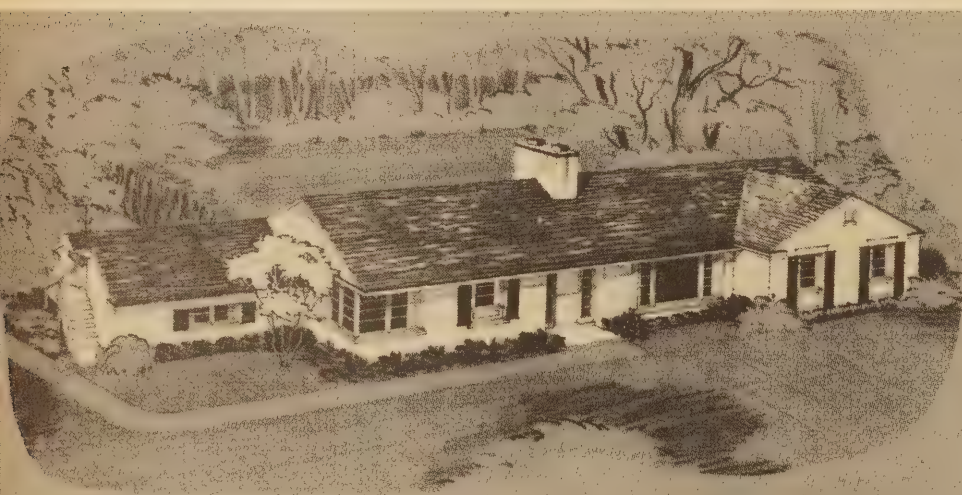
1 STORY HOMES  
over 1300 sq. ft.

## DESIGN C 825

1,344 SQ. FT., 14,784 CU. FT.



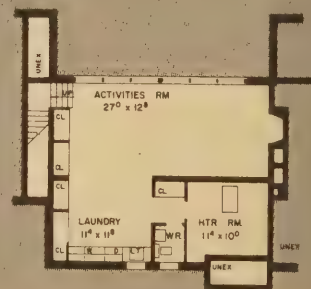
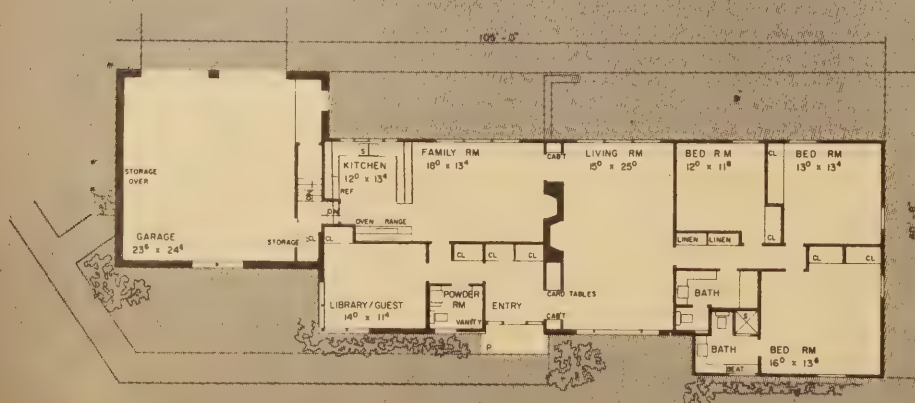
A non-basement home built on a concrete slab. This three bedroom, two bath ranch home will save many steps. The traffic circulation is excellent; the laundry equipment is strategically located; storage facilities are abundant; the working and dining areas function ideally with the outdoors; the hobby room caters to the diverse recreational activities of the various members of the family. It, too, is directly accessible to the terrace through sliding glass doors. Observe that large storage area in the garage.



## DESIGN C 809

2,217 SQ. FT., 34,013 CU. FT.

Gracious as the country-side surrounding it. This suburban home has everything to insure exceptional livability. The delightful exterior will surely provide pride of ownership for years to come. The sleeping area has three sizeable bedrooms, plus two full baths. The living areas are spacious and have two fireplaces. Noteworthy too, is the powder room, the library/guest room, and the partially exposed basement with its activities room and complete laundry.



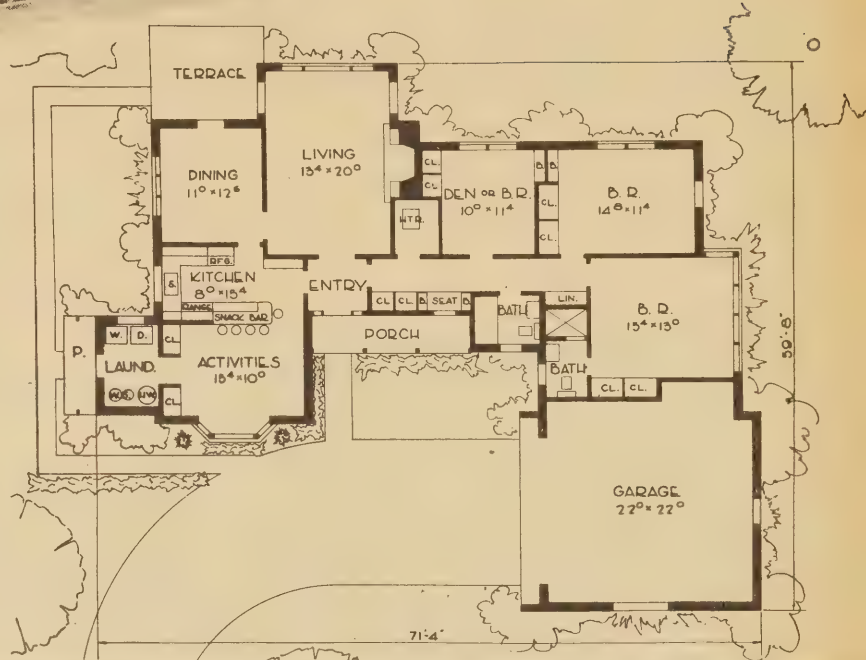




## DESIGN C 164

1,744 SQ. FT., 20,720 CU. FT.

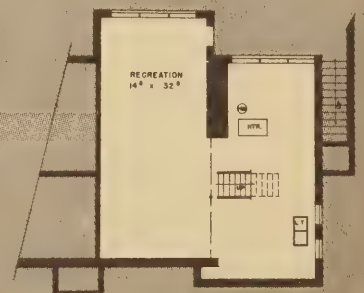
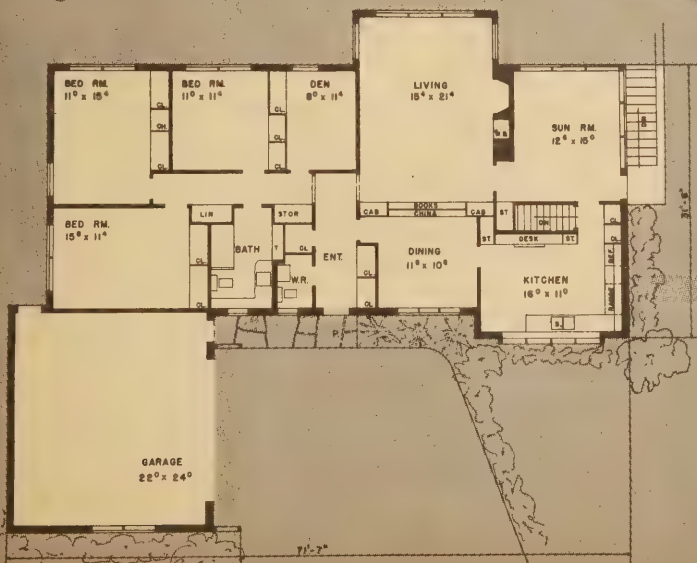
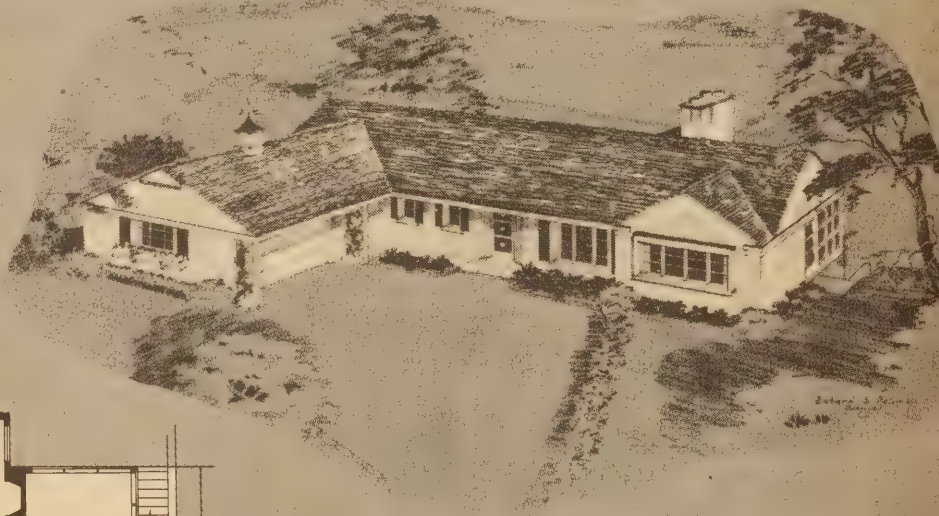
Here is a tempting design for the discriminating home seeker. Upon entering the house from the covered porch, one can go to the living, sleeping or service areas without disturbing any other part of the household. The kitchen is nested between the dining and activities for ease of serving. The separate laundry/utility area will function for the housewife as a most welcome mud-room. Don't miss the cheerful master bedroom with its private bath.



## DESIGN C 275

2,078 SQ. FT., 32,377 CU. FT.

This charming L-shaped home with its traditional flavor would adapt itself equally well to the hilltop or level site. If built at the peak of a hill, its basement could be exposed at the rear as shown below. Regardless of the type of building site, the basic floor plan offers all the features for wonderful family living. The sun room with all those windows will be the most delightful room in the house.



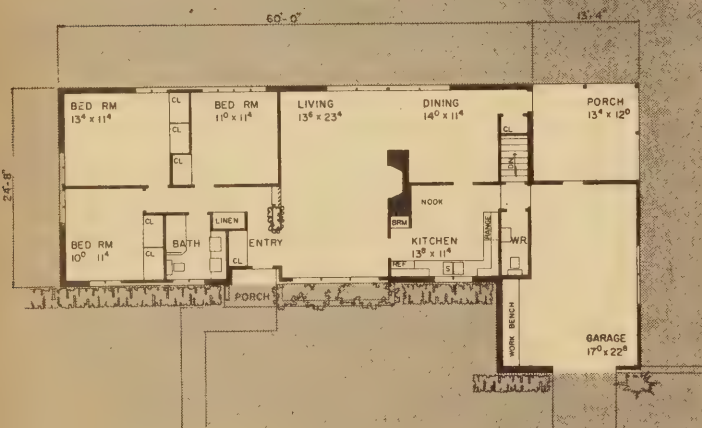
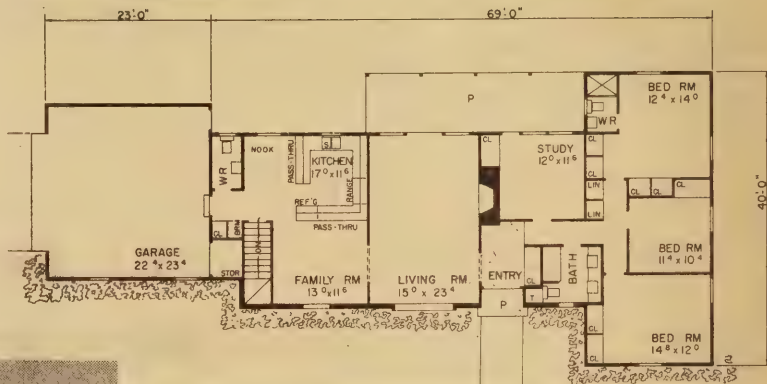


1 STORY HOMES  
over 1300 sq. ft.

## DESIGN C 648

1,915 SQ. FT., 32,408 CU. FT.

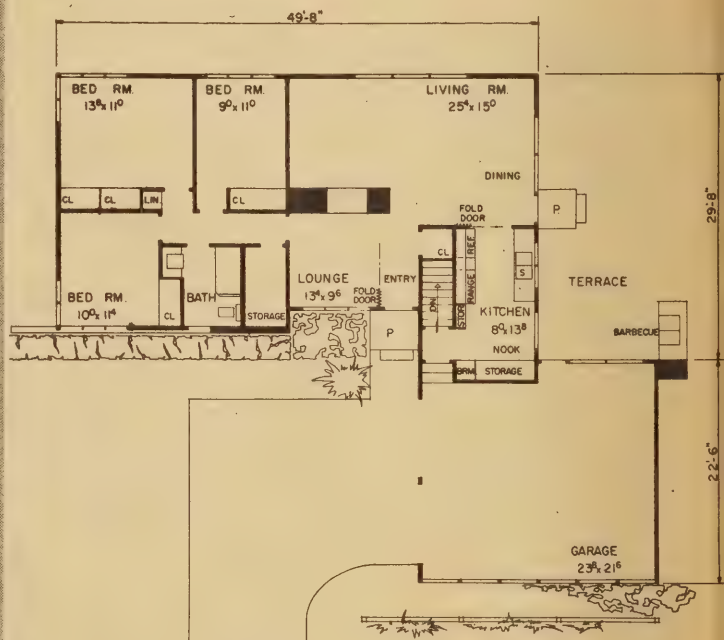
Positively a show place. The most appealing exterior has an equally appealing floor plan. The bedroom wing has outstanding sleeping, storage and bath facilities. The family-kitchen area is most efficient. Separating these two distinct areas is the cheerful and spacious front-to-rear living room.



## DESIGN C 670

1,464 SQ. FT., 27,010 CU. FT.

What makes this home so wonderful? The three good sized bedrooms; its freedom of space in the living-dining area; its kitchen layout; the washroom adjacent to the garage; the wonderful covered porch.



## DESIGN C 645

1,330 SQ. FT., 23,583 CU. FT.

Observe how various areas of this design can work in conjunction with one another. Only the two-way fireplace separates the huge and flexible living area. The work area looks out upon the terrace and is most accessible whether the children are at play or the adults are having a barbecue.



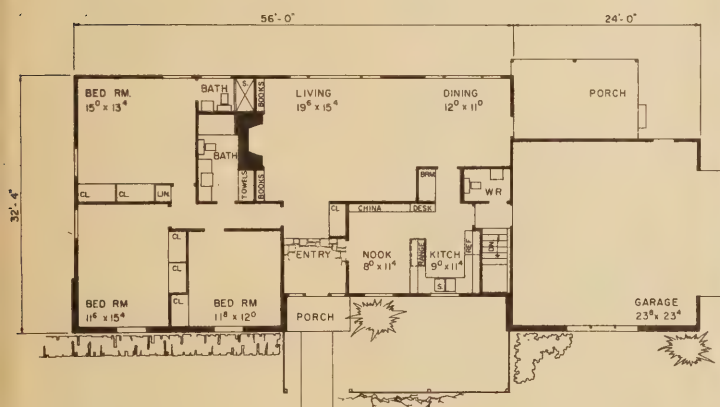
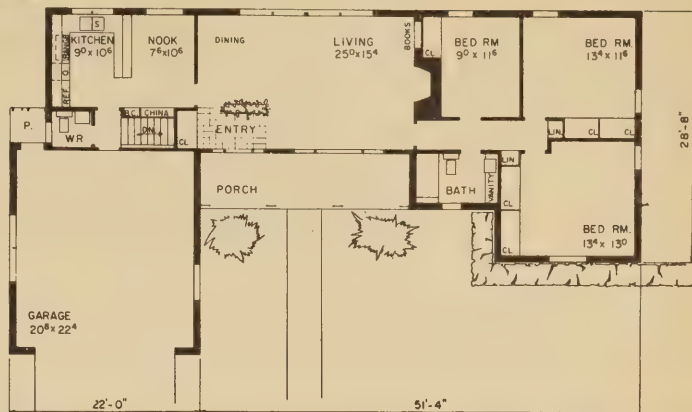


1 STORY HOMES  
over 1300 sq. ft.

## DESIGN C 720

1,401 SQ. FT., 26,640 CU. FT.

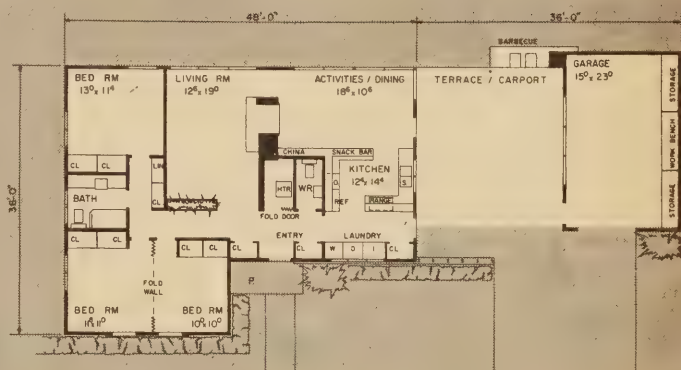
What makes this Pollman design distinctive? The convenient location of the washroom and basement stairs inside the service entrance; the efficient kitchen and separate nook; the quarried stone floor and the eye-catching planter inside the covered front entrance; the vanity in the bath, and the two linen closets in the hall.



## DESIGN C 658

1,688 SQ. FT., 33,649 CU. FT.

The large living-dining area stretching across the rear offers the house-wife with a flair for decorating, all kinds of possibilities. The nook allows her to use functional furniture in the dining area which could be used as a special occasion demanded. Note the built-ins.



## DESIGN C 638

1,490 SQ. FT., 15,342 CU. FT.

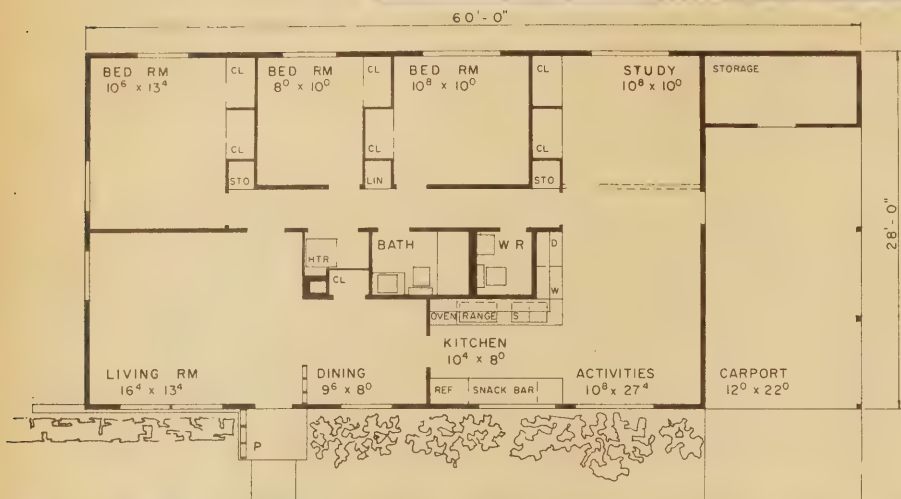
This frame home tells a story of dual-use space. Imagine the enjoyment to result from the flexibility of the front bedrooms, the activities/dining area, the terrace/carport. Note the inside washroom and the laundry area.



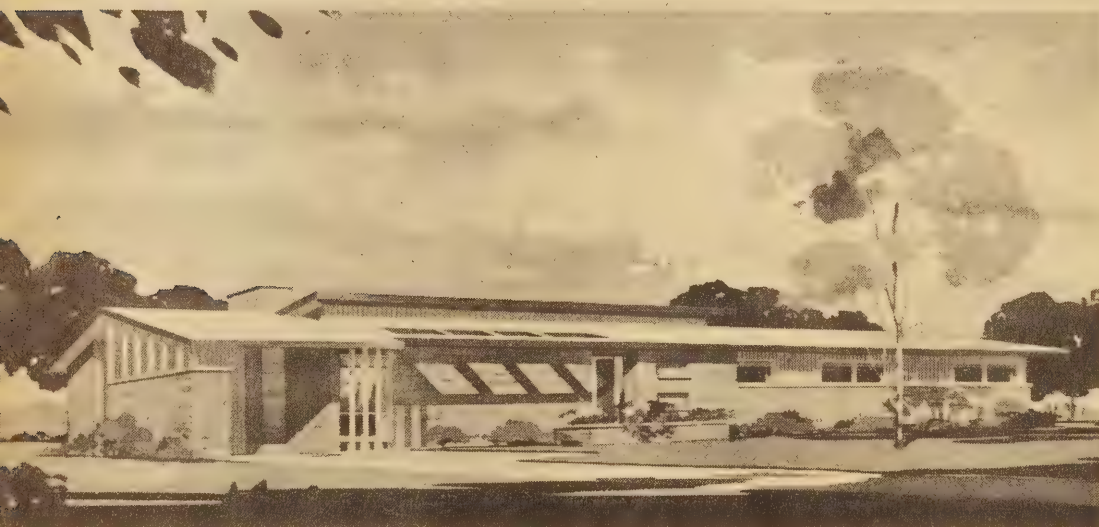
1 STORY HOMES  
over 1300 sq. ft.

## DESIGN C 703

1,344 SQ. FT., 13,104 CU. FT.



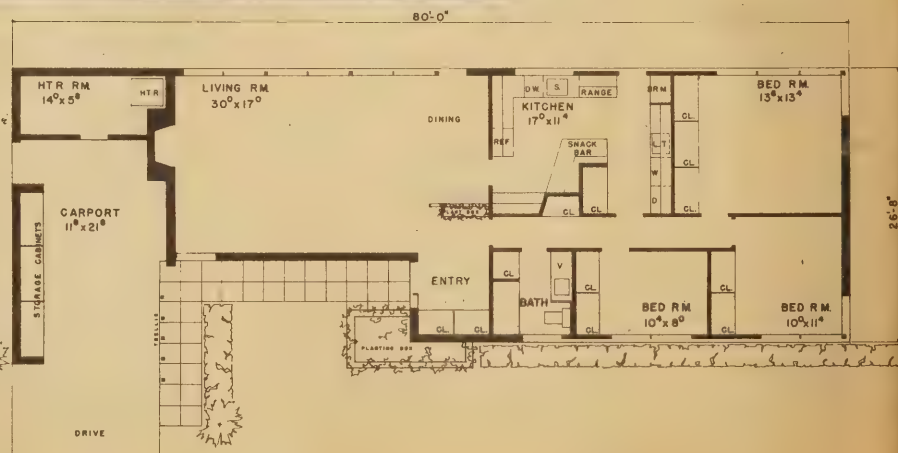
An exceptional plan for a large family. This design is outstanding because of its simplicity. Its rectangular shape means ease and economy of construction. The inside bath-and-a-half are centrally located. Noteworthy is the grouping of all the plumbing in the middle of the house. This also represents an economy. A folding door or room divider may separate the study from the activities room. This results in a quiet area for relaxation. Make a list of your living requirements and see how completely this plan satisfies them.



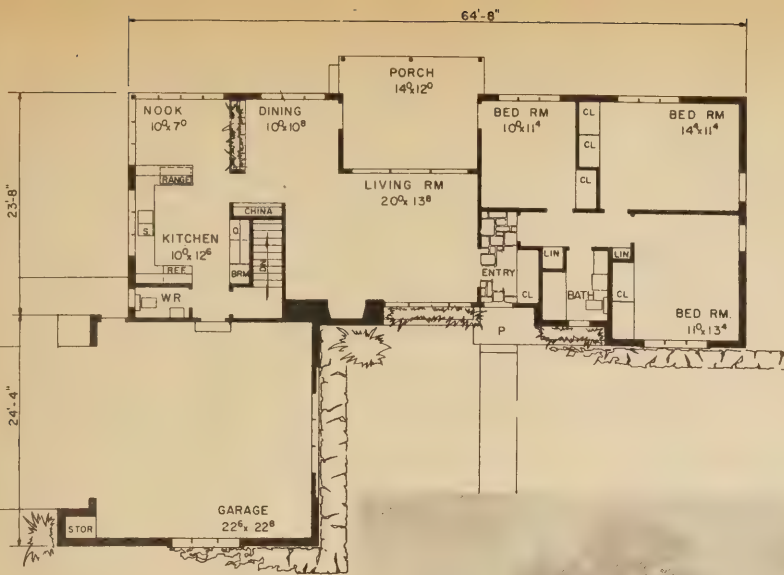
## DESIGN C 291

1,557 SQ. FT., 15,208 CU. FT.

Attractive in any material but captivating in quarried stone, this smart home is the essence of contemporary design. It is outstanding (but not dominating) on hilltop or level ground. The advantages of the wide roof overhang and adequate lighting are both retained by the location and size of the windows. Study the exceptional layout of the work area.



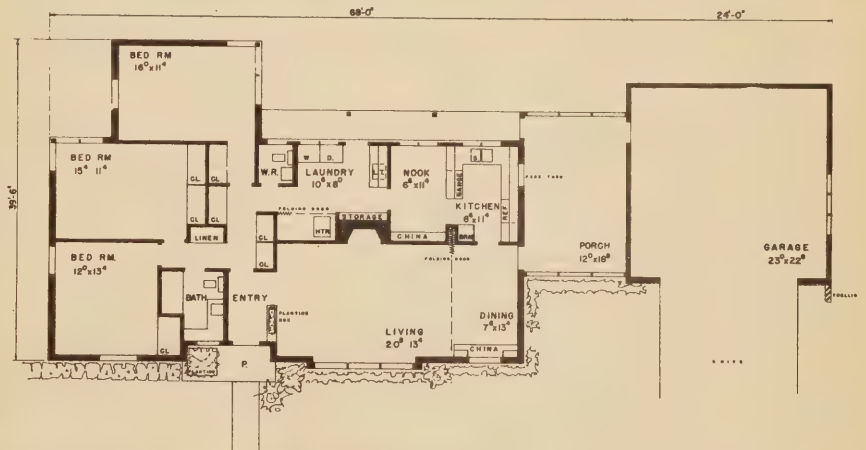




**DESIGN C 630**  
1,481 SQ. FT., 28,028 CU. FT.



Convenient living features abound in this three bedroom, basementless plan. The bath-and-a-half are ingeniously located in relation to the sleeping quarters, the work area, the living area, and the front and rear doors. The folding door of the dining area closes that room off when unexpected guests arrive. With the work area to the rear, the housewife can easily keep an eye on the activities of the children at play. The porch also extends across the back to the bedroom wing.



**DESIGN C 366**  
1,701 SQ. FT., 20,619 CU. FT.

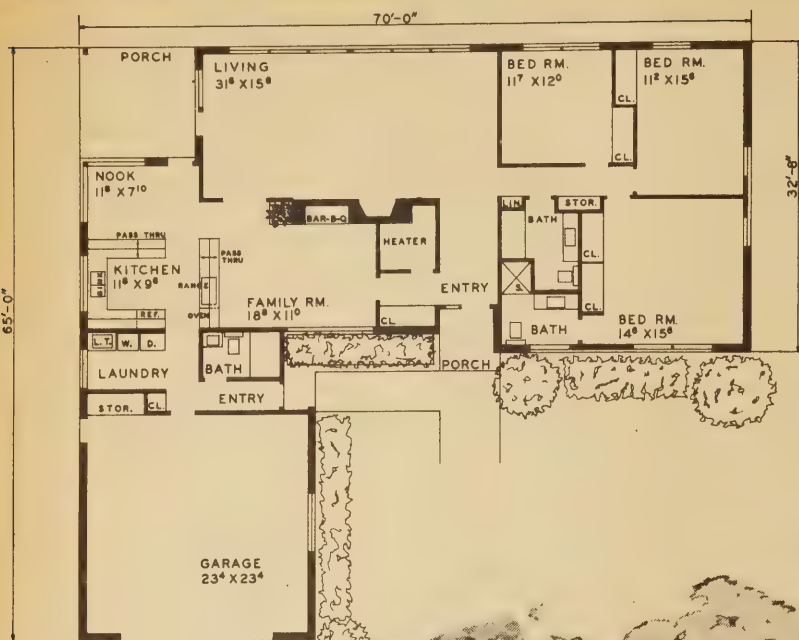




1 STORY HOMES  
over 1300 sq. ft.

## DESIGN C 569

2,219 SQ. FT., 30,240 CU. FT.



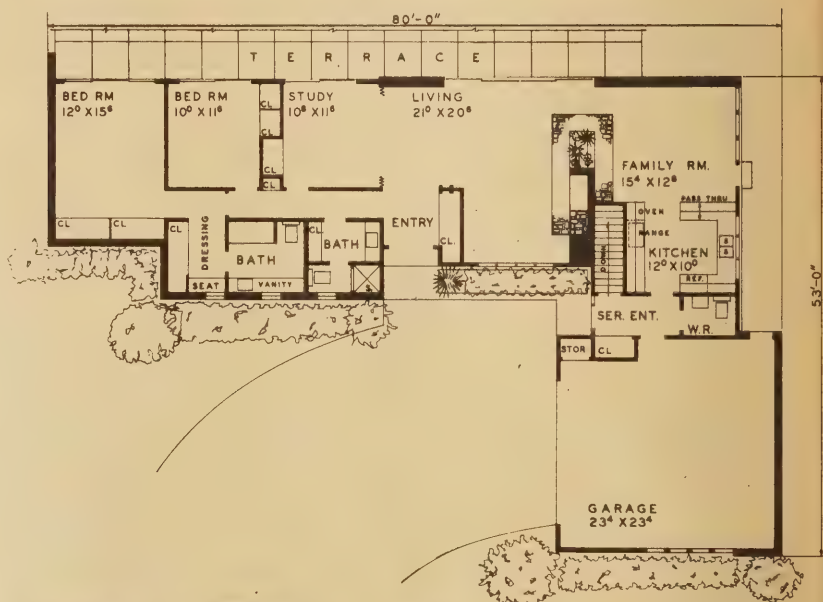
A delightfully proportioned L-shaped home with all the features a family could ask for. Two entrances from the front walk will keep the traffic problem under control. Your guests will enter through the main entry and you will usher them into the spacious living room. Your more frequent informal callers and children may enter through the entry adjacent to the garage, right into the housewife's efficient work area. The family room with its bar-becue and the covered porch will provide informal areas for true family living. There are two pass-thrus which make the serving of meals no chore at all. Don't overlook those three full baths.



## DESIGN C 557

1,756 SQ. FT., 26,724 CU. FT.

This frame and quarried stone (brick may be substituted) contemporary home has been designed to function in perfect harmony with the outdoors. The sleeping areas are afforded complete privacy from the street. Like the living area and the study, which may become the third bedroom, the two bedrooms open onto the terrace through sliding doors. As the formal living area wraps around the dramatic planter it becomes the informal family room functioning effectively with the kitchen and the side yard. That is a fireplace to the right of the planter.

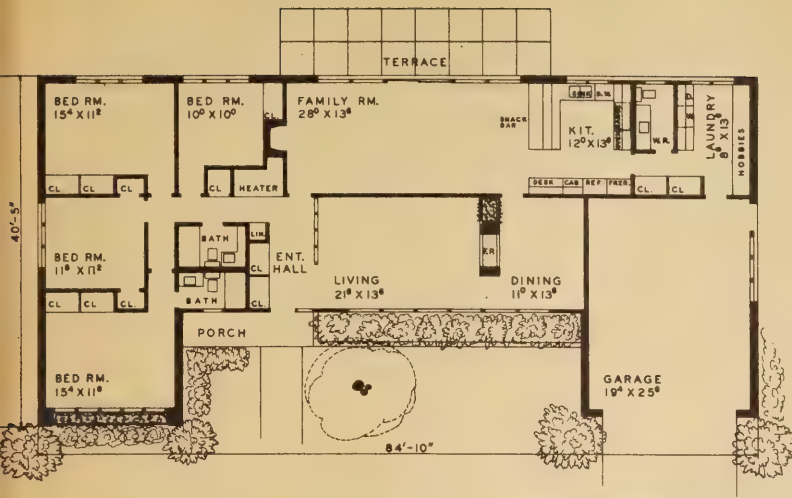




## DESIGN C 831

2,164 SQ. FT., 21,800 CU. FT.

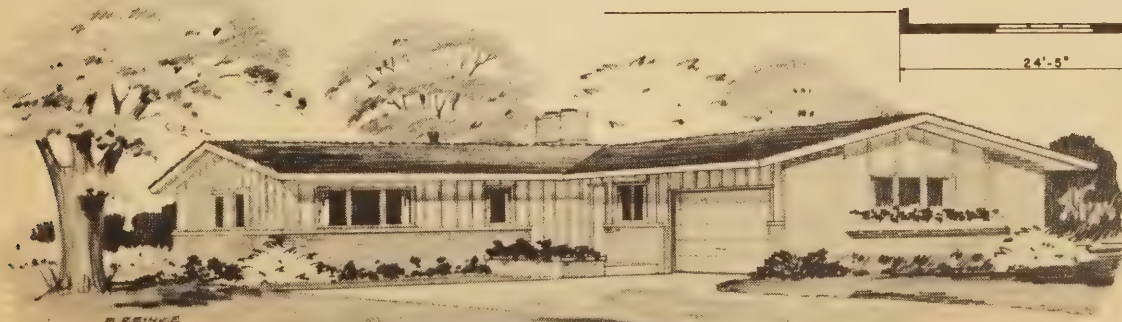
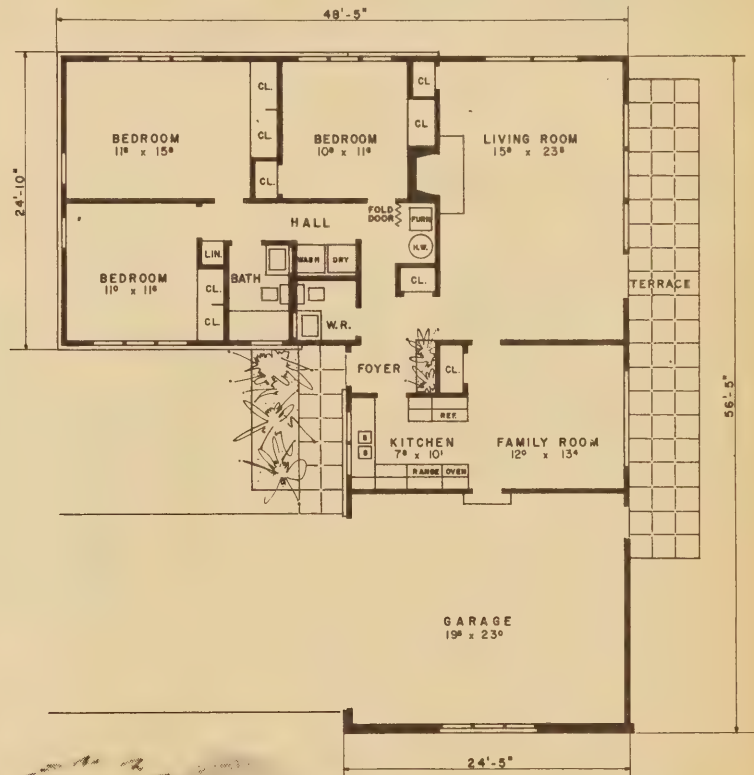
This four bedroom U-shaped home holds in store a vast amount of livability for the large family. The family may live as formally or as informally as it chooses. The living room and dining room, separated by an eye-catching planter/fireplace, may be completely by-passed by traffic. The 28 foot long family room with its fireplace and snack bar will cater to all the fun-loving activities that make for close family living. The housewife will find her daily chores easily dispatched in such an efficient work area.



## DESIGN C 905

1,452 SQ. FT., 16,700 CU. FT.

From the moment your first guest steps into the foyer he will know that your new home has been planned for convenient living. With a minimum number of steps you will show him three large bedrooms, each with two wardrobe closets. You will then show him the perfectly situated sweeping living room with its delightful fireplace and abundance of natural light. Ushering him into the large family room, he will exclaim at the efficiency with which it functions with the kitchen and the terrace.



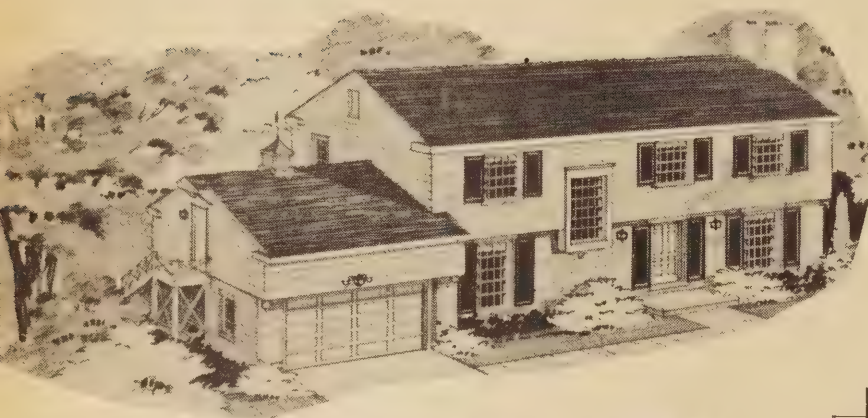


## ONE AND ONE-HALF AND TWO STORY HOMES

The home with two stories sets a basic pattern of living that is quite different from the one story ranch home. Yet, the manner in which its occupants will live is sure to be just as rewarding in assuring happy family living. The still tremendous popularity of the two story home springs from the ingrained thought in many families that they must "go upstairs to go to bed." This, of course, results in the utmost privacy for the sleeping areas. As old as the two story concept of living may be, new floor planning ideas have resulted in most interesting and practical plans. The 25 designs on the following pages will give you an outstanding group from which to choose.

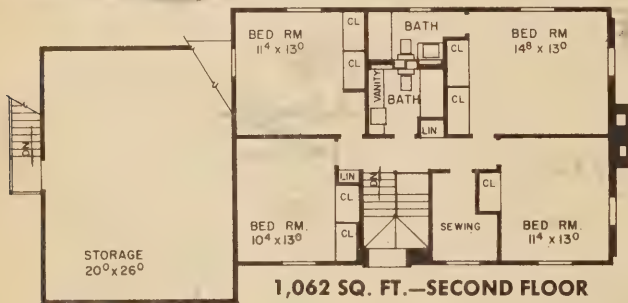
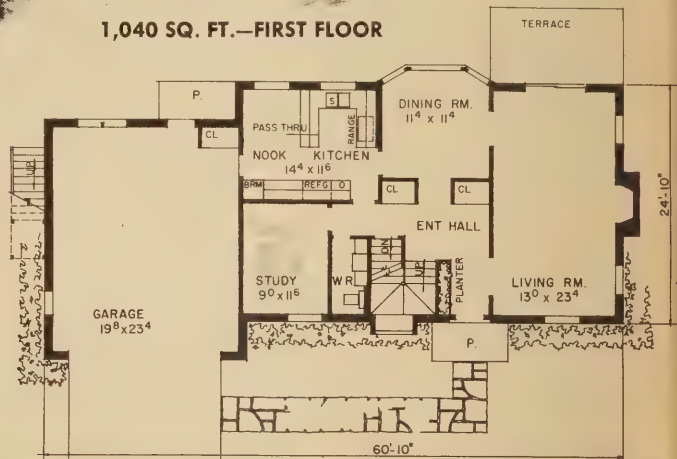
### DESIGN C 859

28,318 CU. FT.



Formal living could hardly ask for anything more. Behind the gracious facade of this two story home there are exceptional sleeping and bath facilities. There is a long, end living room highlighted by a captivating fireplace and direct access to the outdoor living area—the terrace. There is the separate dining room whose projecting exterior wall forms an attractive bay window. Then there is the work center with plenty of cupboard space and a pass-thru to the breakfast nook. In addition, there is the study which will serve as the family's quiet retreat, and on occasion as the guest room.

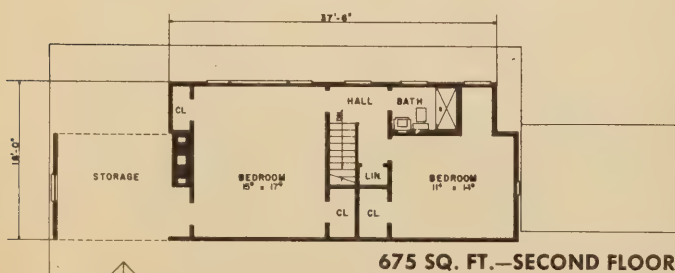
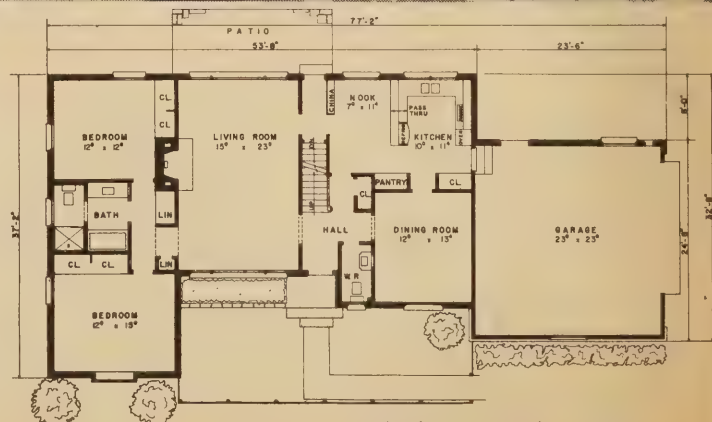
1,040 SQ. FT.—FIRST FLOOR



### DESIGN C 824

34,615 CU. FT.

A home with character, plus all kinds of living potential. With two bedrooms and a bath, plus a washroom, on the first floor, the completion of the second floor may be delayed until the family grows and expansion is necessary. Should your lot be on the narrow side, the garage may be eliminated.



1,597 SQ. FT.—FIRST FLOOR

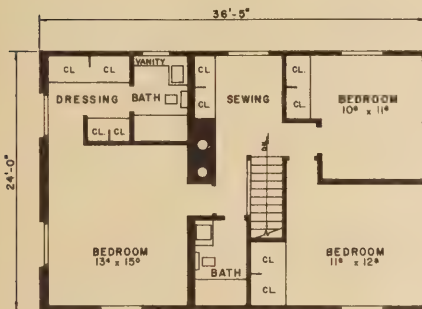


## DESIGN C 907

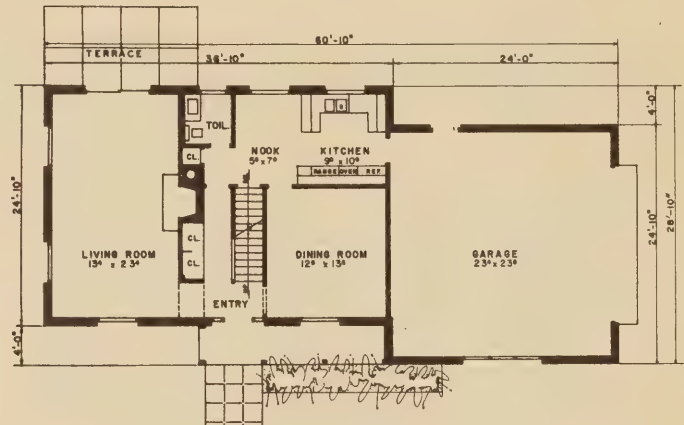
24,750 CU. FT.



The center entrance of this three bedroom, two-story home routes the traffic most efficiently—to living area, the dining area, the sleeping area and the work area. It is possible to go directly to any one of these areas without first going through another. The second floor has two baths—one for the private use of the master bedroom. Observe the sewing area with its storage units.



876 SQ. FT.—SECOND FLOOR

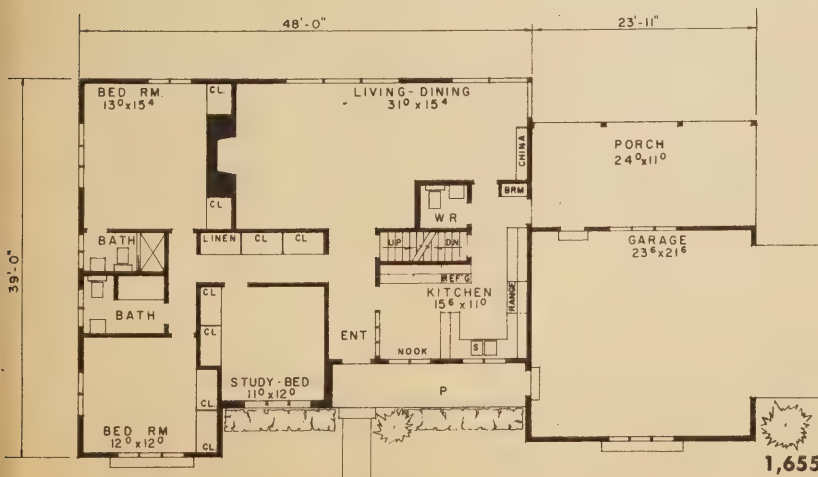


905 SQ. FT.—FIRST FLOOR

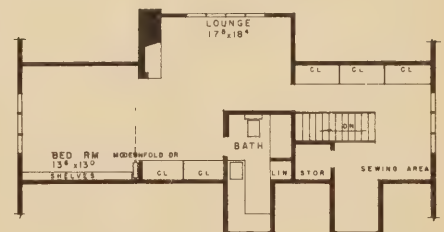
## DESIGN C 404

41,405 CU. FT.

The second floor suite is the outstanding feature of this Convenient Living design. If your family is large, this area plus the three first floor bedrooms will cater to their needs perfectly. If you occasionally have overnight guests they will be thrilled by the accommodations. The nook, the dining area and the porch all represent adequate eating spaces. The large family will have extra bath facilities.



1,655 SQ. FT.—FIRST FLOOR



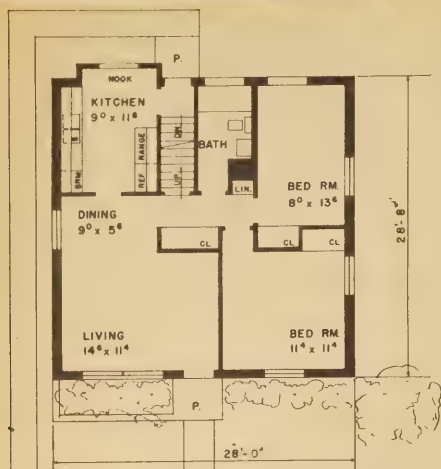
822 SQ. FT.—SECOND FLOOR



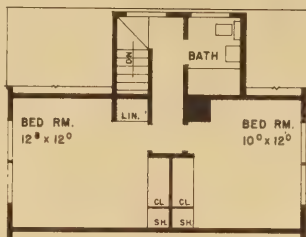
# 1½ AND 2 STORY HOMES

## DESIGN C 254

16,702 CU. FT.



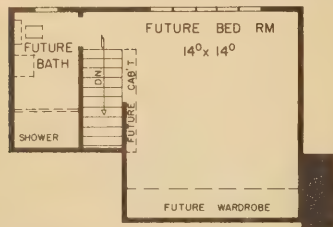
813 SQ. FT.—FIRST FLOOR



464 SQ. FT.—SECOND FLOOR



The building dollar stretches the farthest when it is used on a 1½ or 2 story home. Here is proof that a four bedroom homes does not have to be an expensive one. Its attractive exterior lines are characteristic of Richard B. Pollman's designs. Note the planting area in front of the large living room windows.

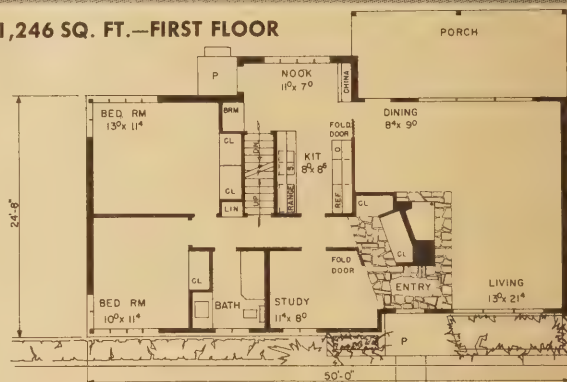


338 SQ. FT.—SECOND FLOOR

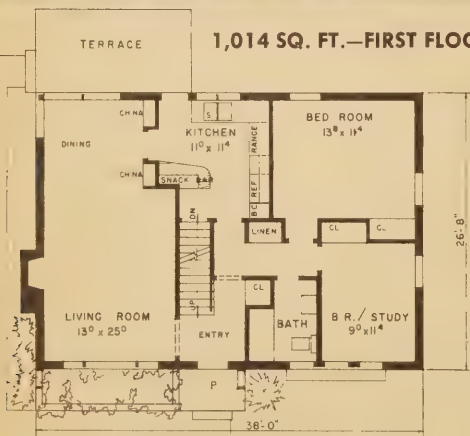
## DESIGN C 493

27,182 CU. FT.

1,246 SQ. FT.—FIRST FLOOR



If you build on a small lot bear in mind that the only way you can expand is to go upward. By making provisions for this in your original plan, future building will be minimized. That is an open end fireplace which may be enjoyed from the dining area as well as the living area. An attractive folding door shuts off the study when privacy is desired.



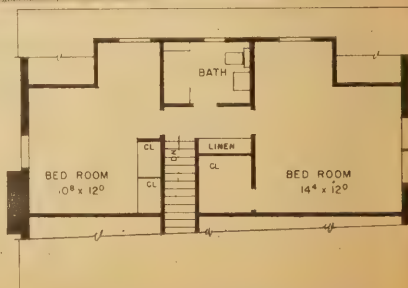
1,014 SQ. FT.—FIRST FLOOR

## DESIGN C 376

23,276 CU. FT.



Expandable house for a growing family. Four bedrooms and two baths come as something of a surprise from a house that appears so small. The public's approval of this home can be attributed to its compactness and harmonious exterior.



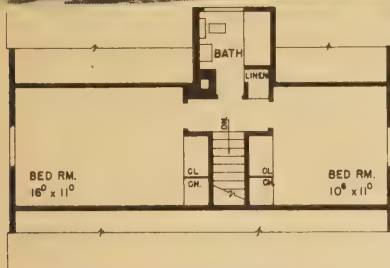
601 SQ. FT.—SECOND FLOOR





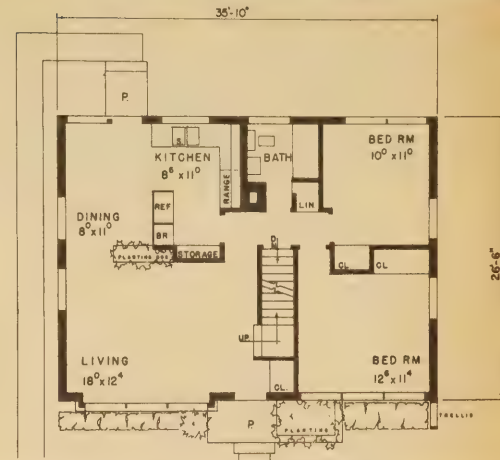
## DESIGN C 361

20,307 CU. FT.



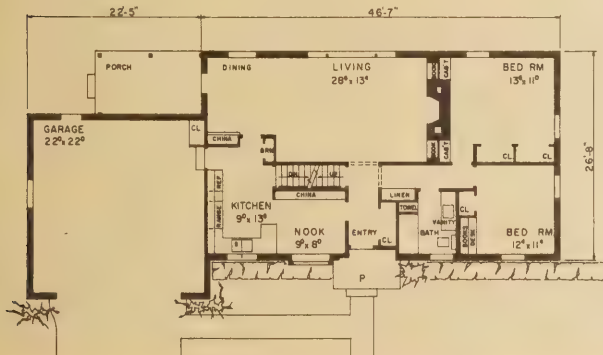
488 SQ. FT.—SECOND FLOOR

The roof overhang of the 1-½ story home can be just as attractive as that of the ranch home. Here's proof. The planting box between the living and dining areas provides added interest. The storage walls of the upstairs bedrooms contain built in chests.



967 SQ. FT.—FIRST FLOOR

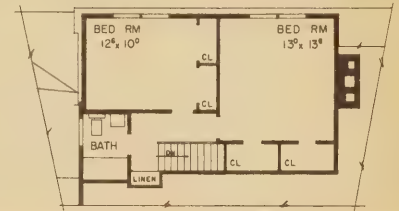
This floor plan embodies many convenient living features so often sought by today's home seeker. The plan keynotes good traffic circulation, an efficient kitchen, two distinct eating areas, a covered porch, two baths, and extra built-in units which put wall space to its best possible use.



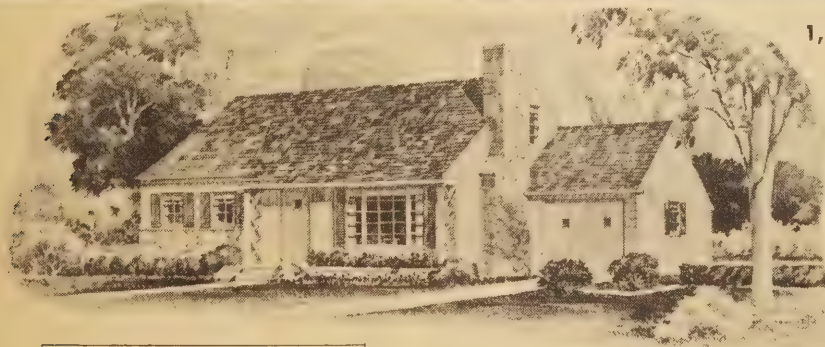
1,228 SQ. FT.—FIRST FLOOR

## DESIGN C 443

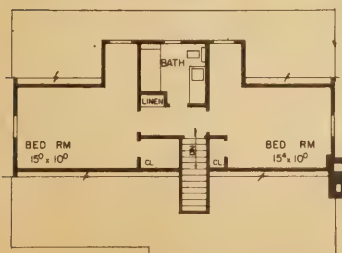
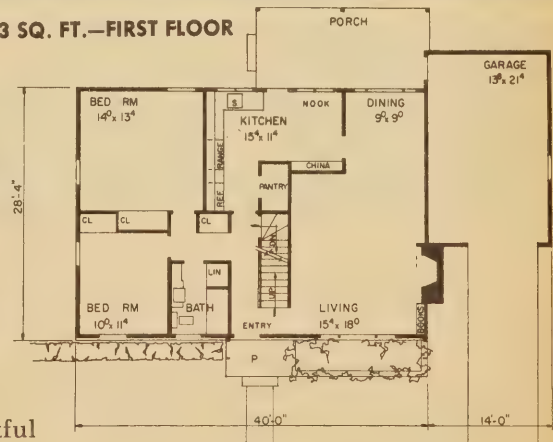
28,232 CU. FT.



539 SQ. FT.—SECOND FLOOR



1,133 SQ. FT.—FIRST FLOOR



532 SQ. FT.—SECOND FLOOR

The completion of this delightful home will give its proud occupants a total of 1665 square feet of livable floor area. This provides plenty of livability at low cost.

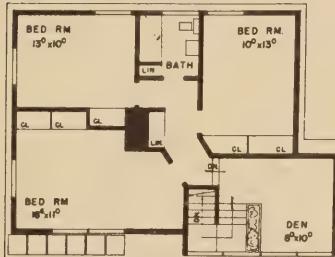
## DESIGN C 609

25,289 CU. FT.



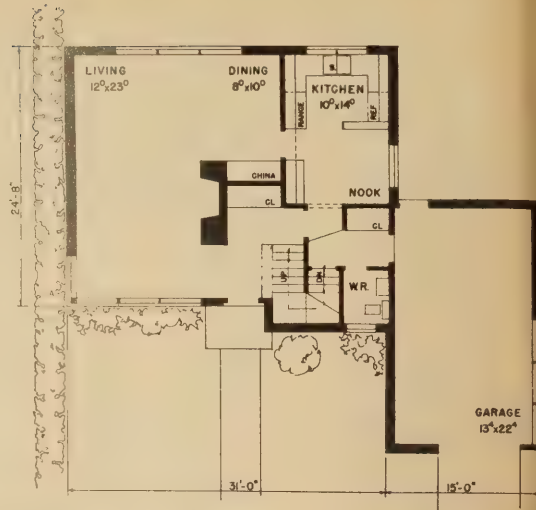
## DESIGN C 281

21,895 CU. FT.



824 SQ. FT.—SECOND FLOOR

A compact, modern two-story home with a large, well lighted living area, an efficient work area, and a sleeping area with three big bedrooms, plus a cozy little den. Imagine, an eighteen foot master bedroom.



817 SQ. FT.—FIRST FLOOR

## DESIGN C 659

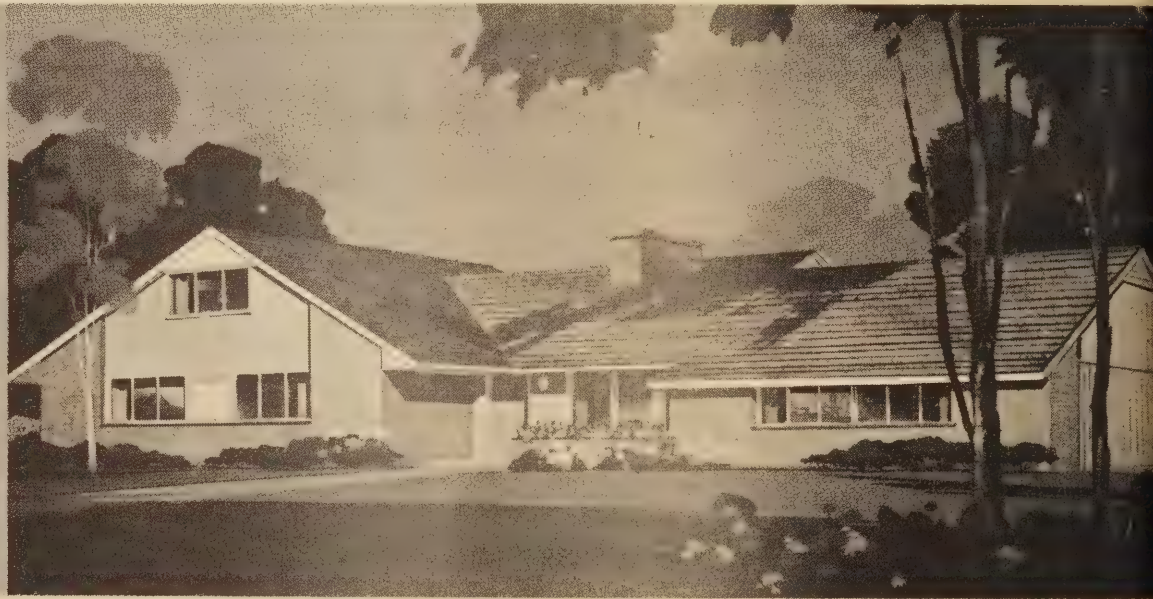
31,033 CU. FT.

### FIRST FLOOR

1,415 SQ. FT.

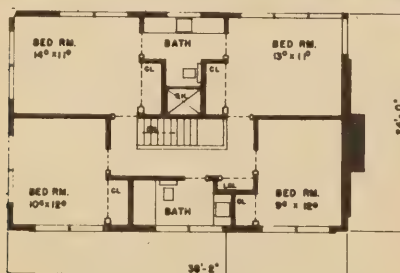
### SECOND FLOOR

530 SQ. FT.

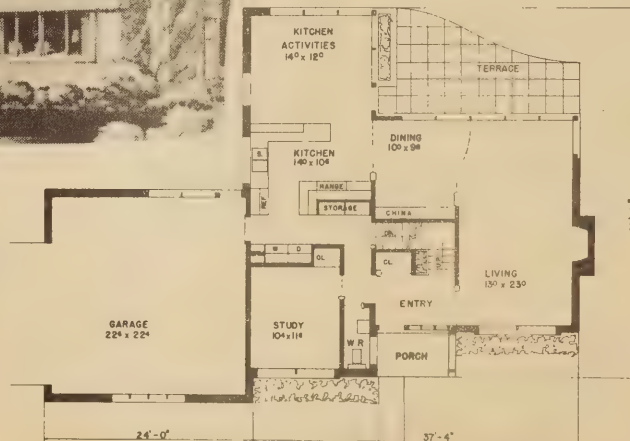


## DESIGN C 46

29,328 CU. FT.



924 SQ. FT.—SECOND FLOOR



1,212 SQ. FT.—FIRST FLOOR

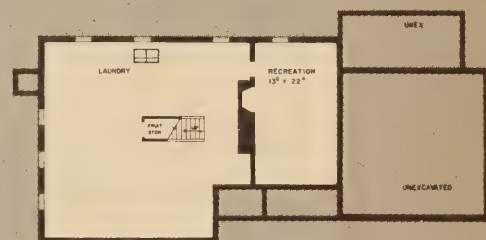
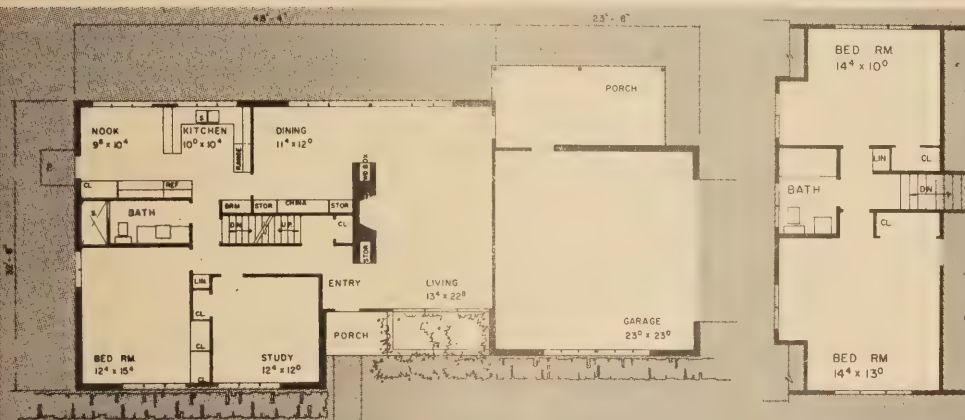
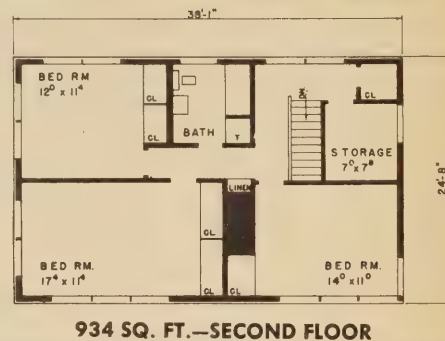
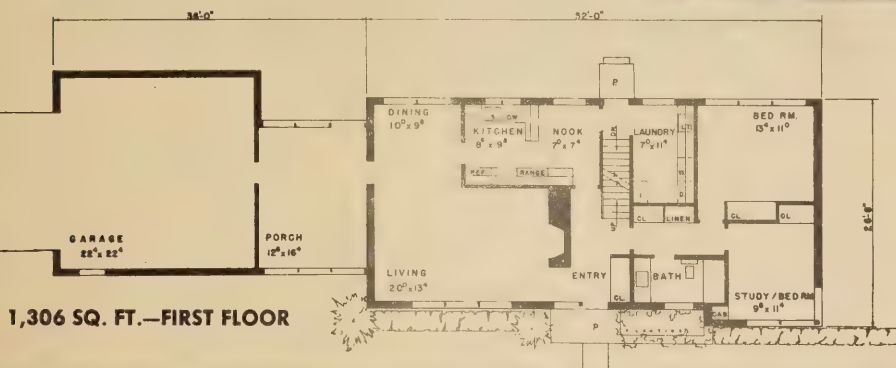
The entertaining of friends is one of life's great pleasures. The kitchen-activities area and the terrace spell out informal get-togethers. The cheerful dining area and large living room cater perfectly to the more formal gatherings. Study the excellent traffic circulation of this plan. The various areas of this house can be conveniently closed off by use of folding doors or walls.



## DESIGN C 103

32,132 CU. FT.

Convenient Living can be experienced in the largest of houses. Even with a basement, the laundry is best situated on the first floor, if possible. Stairways to the basement and the second floor are best located where they are easily accessible to outside entrances. Note the storage facilities.

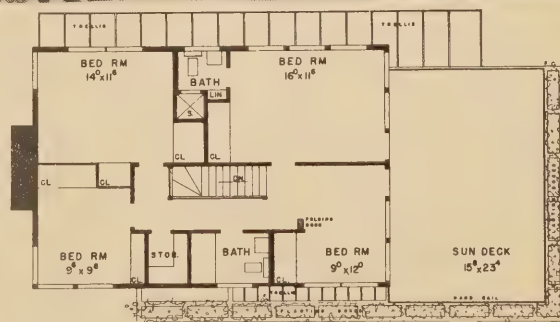
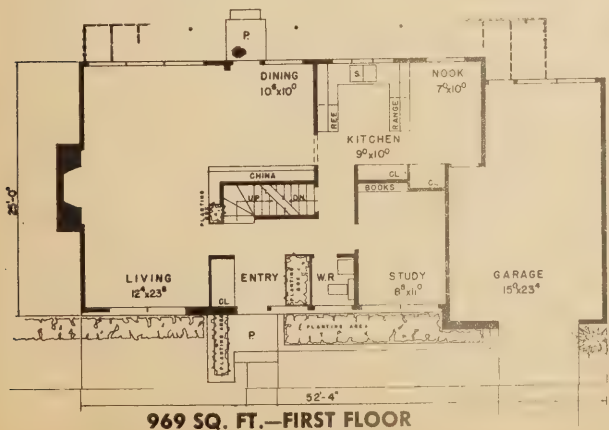


The story-and-a-half home can still maintain that pleasing long, low appearance. This home has all the individuality and workability of a true custom design. Four large bedrooms give each member of the family plenty of space of his own. The front-to-rear living room, the porch, and the basement recreation room provide the family with areas for group activities. The housewife will like the location of the kitchen between the nook and dining area. Formal or informal dining activities are easily administered.

## DESIGN C 338

24,238 CU. FT.

The contemporary two story home is at once both dramatic on the outside and pleasantly livable on the inside. From the living room fireplace to the upstairs sun deck, this compact, but roomy, suburbanite offers impressive simplicity. Privacy without isolation is possible if desired, or group activity may be enjoyed.



HOME PLANNERS, INC., DETROIT • 73



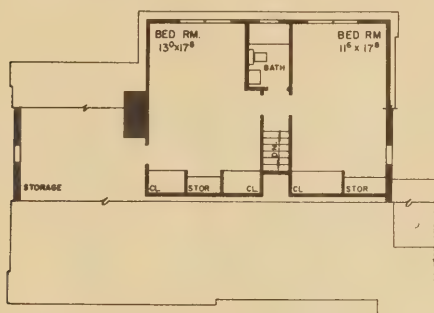
# 1½ AND 2 STORY HOMES

Traditional styling can enjoy all of the advantages of modern floor planning. Here is a separate dining room with built-in storage that conserves space. Generous use of glass opens up the house—another example of contemporary planning. The kitchen with its adjacent nook and built-in oven and cooking top range is laid out for efficiency. A small family with a limited budget may grow into this home. As the family enlarges and the budget permits, the second floor with its two big bedrooms and exceptional storage areas may be completed.

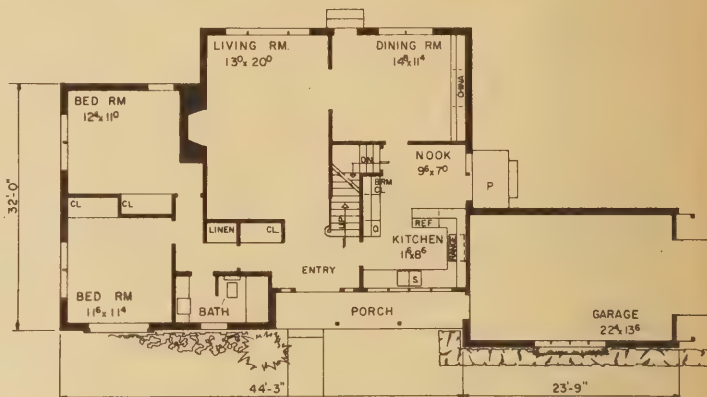


## DESIGN C 654

29,693 CU. FT.



605 SQ. FT.—SECOND FLOOR



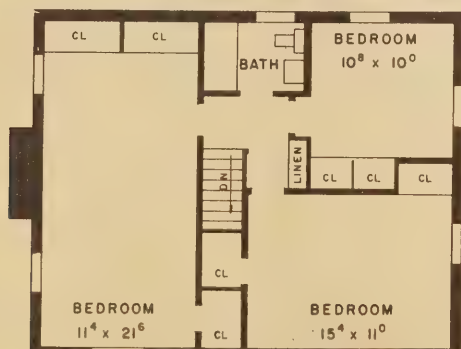
1,303 SQ. FT.—FIRST FLOOR



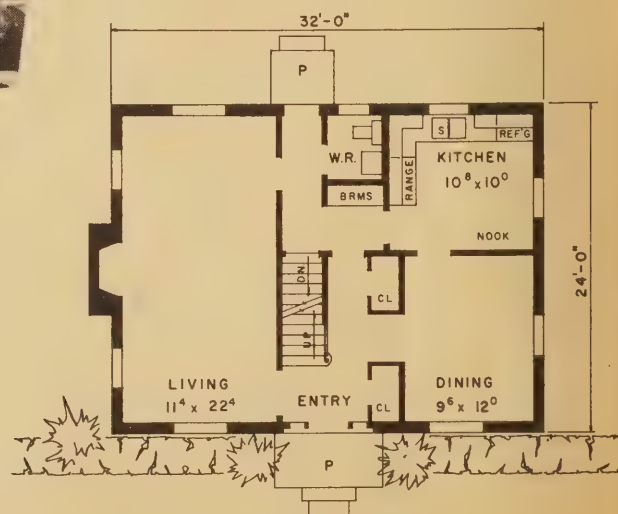
## DESIGN C 456

21,168 CU. FT.

In many subdivisions the two story home is still the preferred type of design. You don't need a large lot to satisfy the requirements of a growing family when you build this attractive home. Should the need for a fourth bedroom arise, a folding door may be employed to divide the master bedroom. The washroom is ideally located just inside the rear service entrance. This eliminates needless through-house traffic from the outside.



800 SQ. FT.—SECOND FLOOR



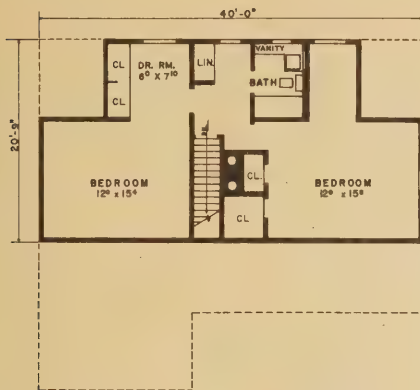
768 SQ. FT.—FIRST FLOOR





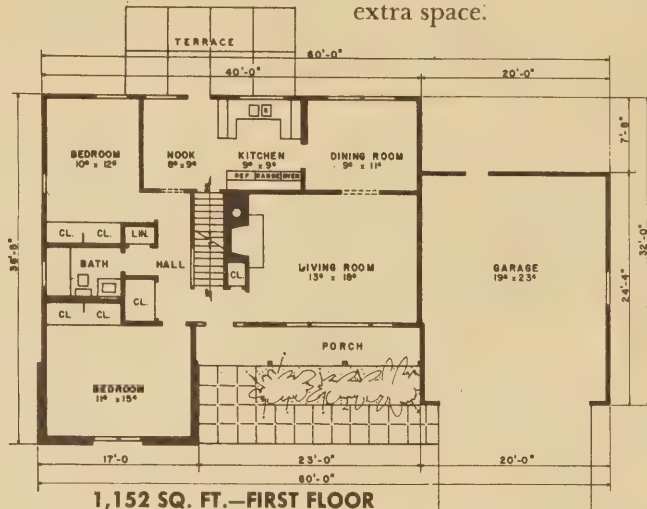
## DESIGN C 906

24,914 CU. FT.

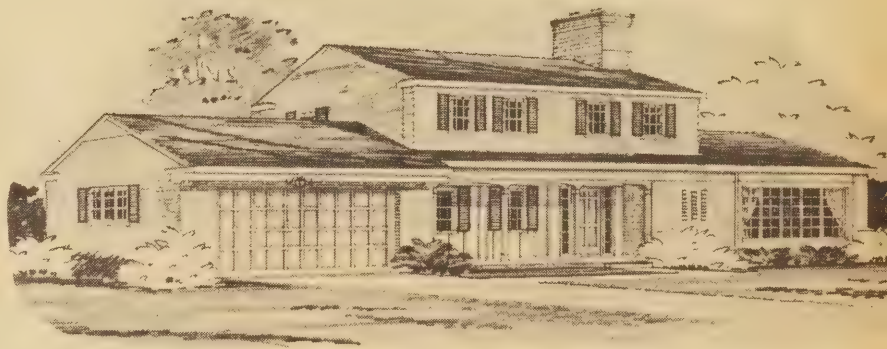


725 SQ. FT.—SECOND FLOOR

Here is a fine home designed in the best traditional manner. Behind its gracious exterior is a practical floor plan that will work in harmony with present day living habits. The end living room is off by itself and enjoys its preferred privacy. The charming family room has a fireplace, and the study-dining room an unbroken wall of built-in storage units. Each of the sizable bedrooms has a storage wall with two wardrobe closets. The compartmented bath has a long vanity with two lavatories. Between the two fireplaces is a practical and convenient wood box. A third fireplace is located in the basement recreation room directly below the living room.

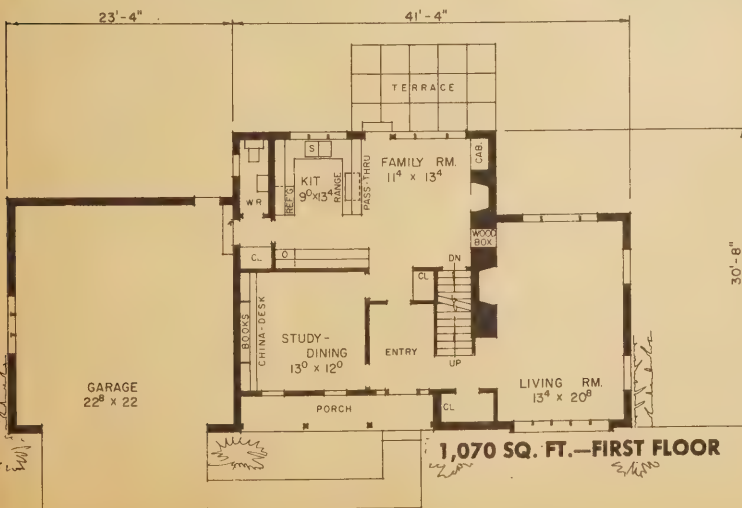


1,152 SQ. FT.—FIRST FLOOR

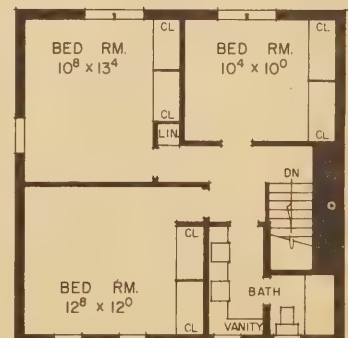


## DESIGN C 524

24,732 CU. FT.



1,070 SQ. FT.—FIRST FLOOR



737 SQ. FT.—SECOND FLOOR





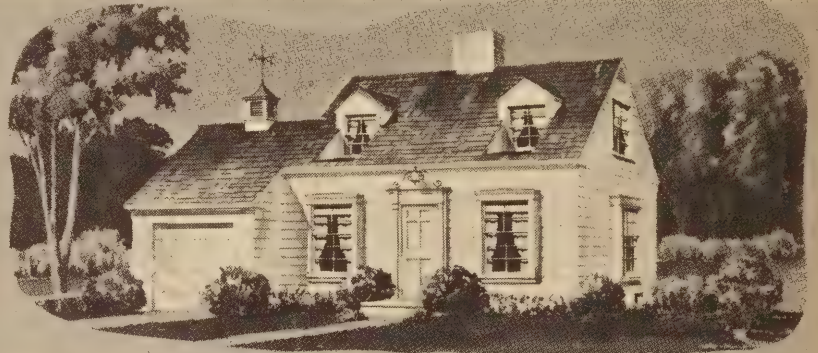
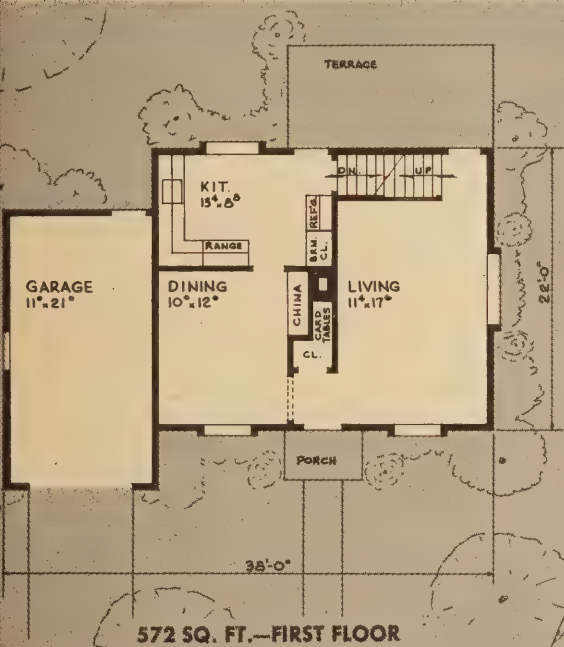
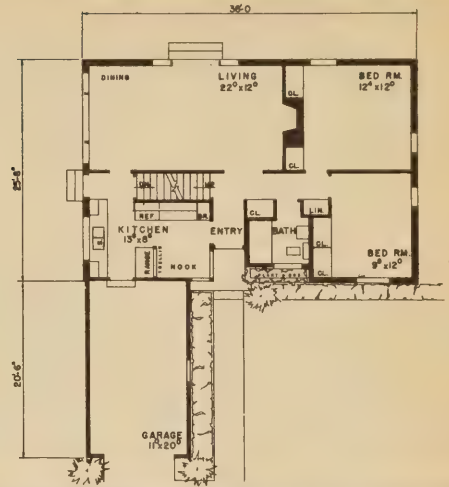




## DESIGN C 229

970 SQ. FT., 21,750 CU. FT.

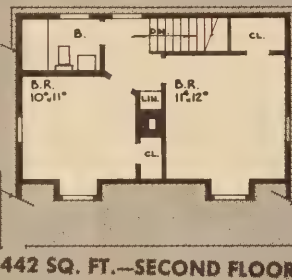
The young family will find this one-and-a-half story home extremely practical. As the need for more space develops and the budget allows, the second floor may be finished off. The combined living-dining space, with large windows opposite the fireplace, overlooks the rear yard through glass doors.



## DESIGN C 212

13,130 CU. FT.

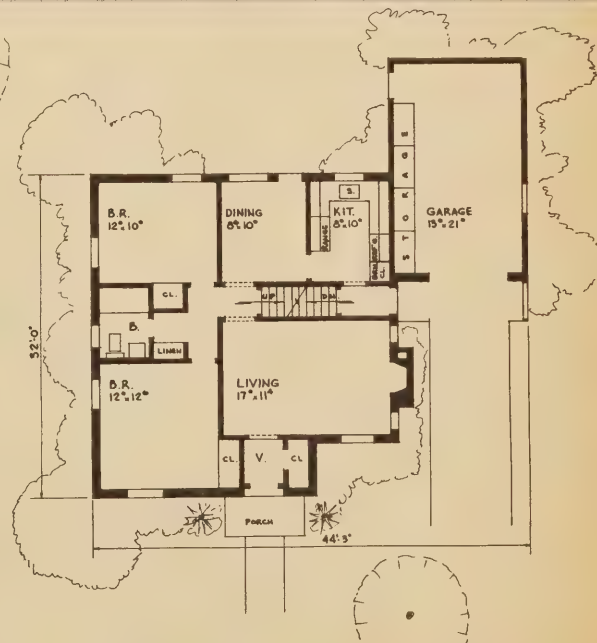
A rectangular plan is most economical to build; it is easy to heat and to maintain. The traditional windows are larger than ordinary. The terrace at the back of the house can be reached from the kitchen and living room.



## DESIGN C 213

950 SQ. FT., 20,246 CU. FT.

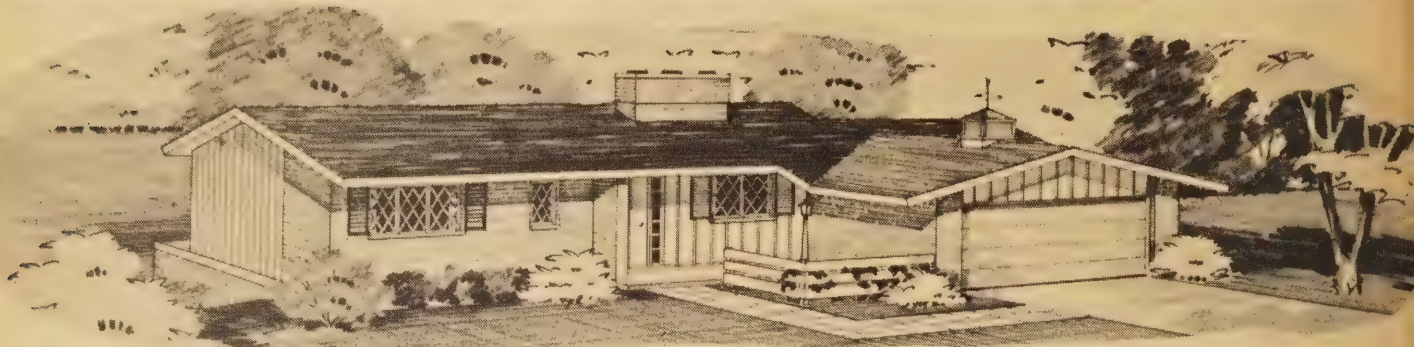
A two bedroom home with an unfinished attic to permit expansion later on. A formal vestibule, separate dining room, efficient kitchen, and an attached garage are the highlights on this appealing home.





## SPLIT LEVEL AND HILLSIDE HOMES

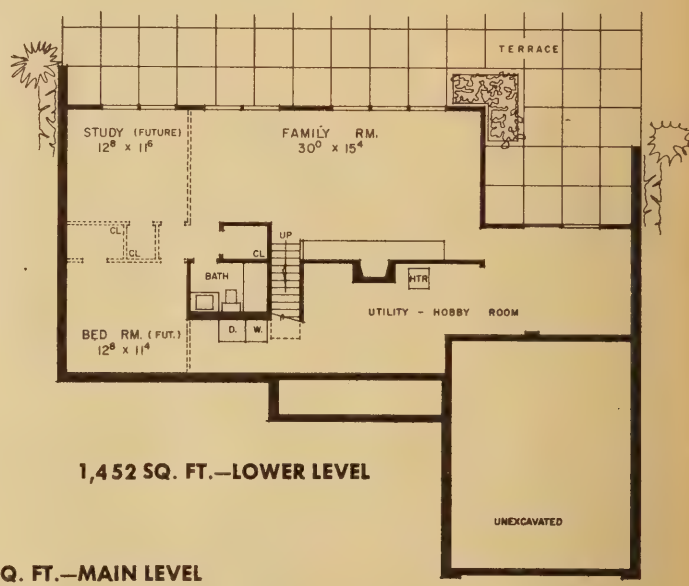
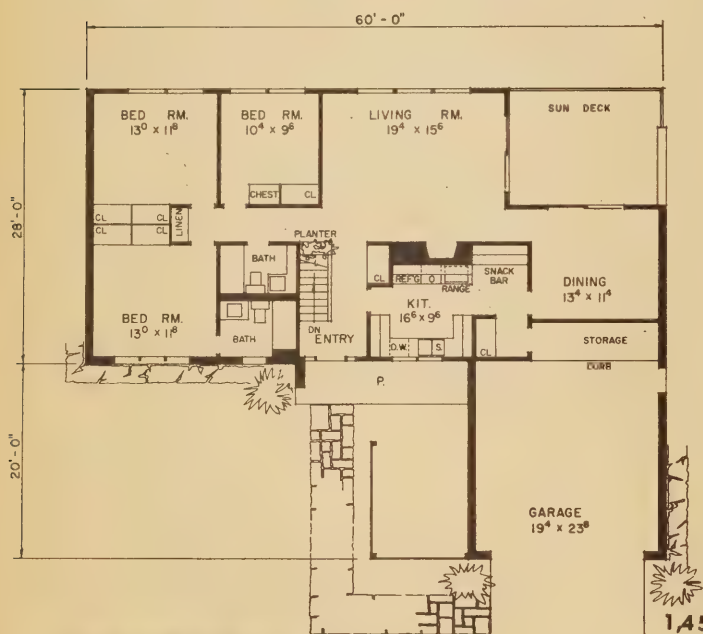
New products and new methods of construction in recent years have made new concepts in living possible. The split level and the hillside home are yearly providing more and more families with the opportunity to experience a true adventure in living. Here are 24 designs which explore the many possibilities of not only living on two or three levels, but also of opening up what at one time, was a dark and damp basement to make it a bright and cheerful living area. The tri-level, as you will see in this section, has a clear separation of functions: one level for sleeping; another for living; a third, frequently, for recreation. If you have a hillside or sloping lot it can make a most valuable contribution to your family's living patterns.



### DESIGN C 851

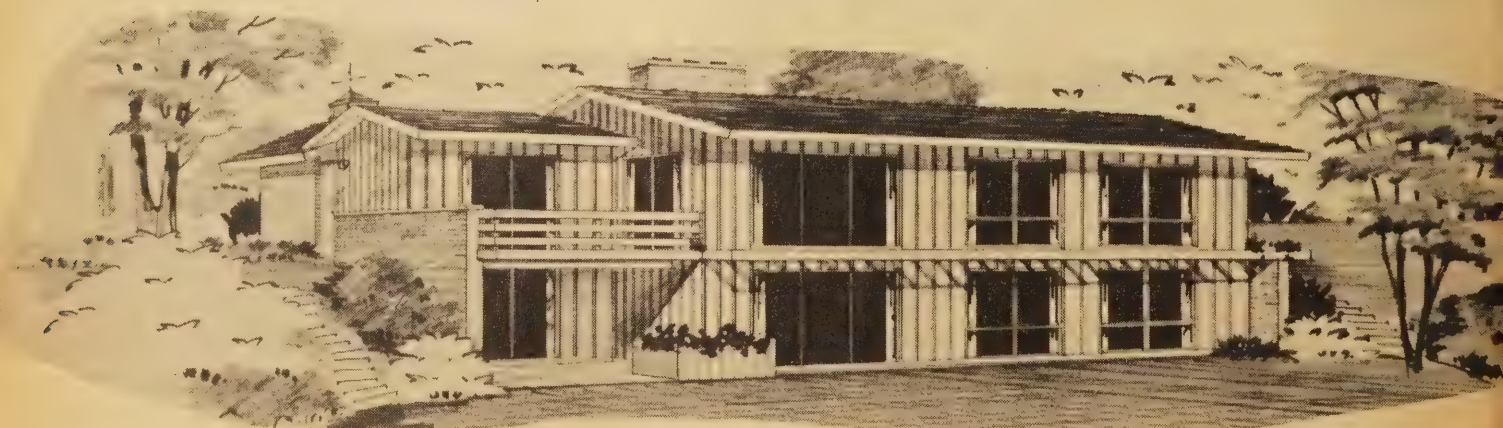
27,341 CU. FT.

You build this eye-catching bi-level home off the back end of your sloping site. The window treatment in the front will be appealingly simple. In the rear, however, you will open up all areas to the outdoors. Your living will be bright and cheerful, with plenty of privacy. Sleeping areas may be expanded to the lower level which opens onto the terrace. List the many features of this design. They will provide you with years of convenient living.



1,452 SQ. FT.—LOWER LEVEL

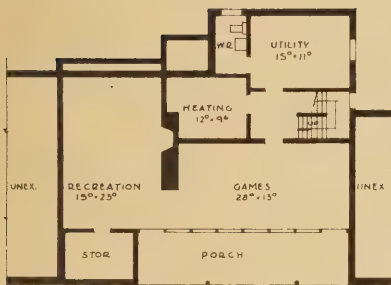
1,454 SQ. FT.—MAIN LEVEL



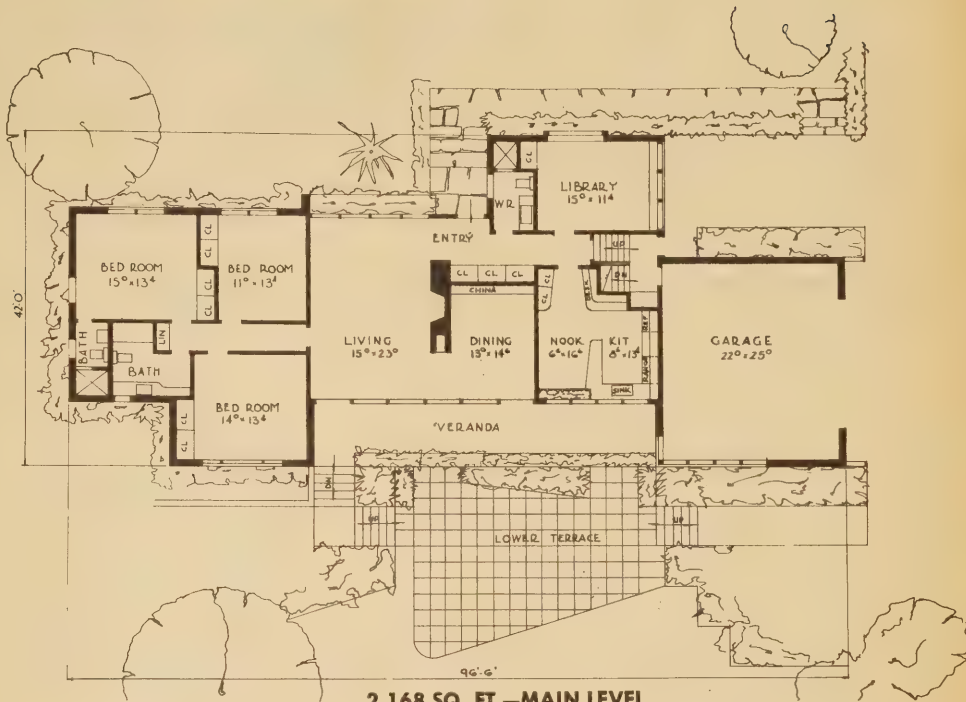




STREET VIEW



1,374 SQ. FT.—LOWER LEVEL



2,168 SQ. FT.—MAIN LEVEL

## DESIGN C 151

34,862 CU. FT.

How far can one go in achieving the utmost in convenient hillside living? A generous lower level for games, recreation and utility; a kitchen with a true contemporary feeling, including an inside planting area to provide cheerful surroundings at breakfast; a veranda, porch and terrace for outdoor living and dining; four bathrooms; and closets galore are only a few of the features of this design.



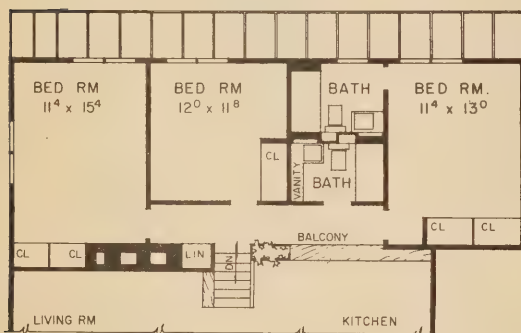
TERRACE VIEW



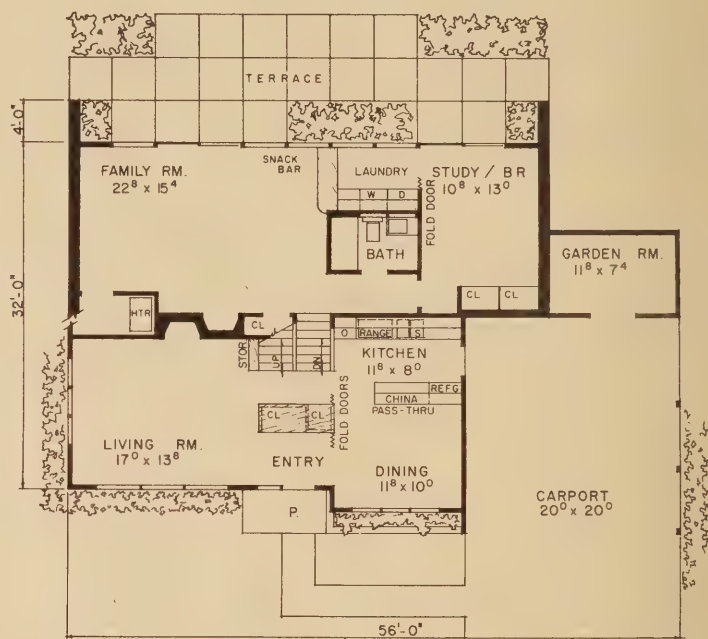
## DESIGN C 850

20,334 CU. FT.

As you enter the front door you will be thrilled immediately by the spaciousness of the main level. Although open planning predominates, the living, dining, and working areas are distinct and in perfect relationship to each other. Walking up seven stairs you will find yourself on the sleeping level with its three big bedrooms and two full baths. Directly below this level is the family's recreation area which will function with the terrace. A fireplace, full bath, separate laundry and study/bedroom are the plus features of the lower level.



746 SQ. FT.—LOWER LEVEL



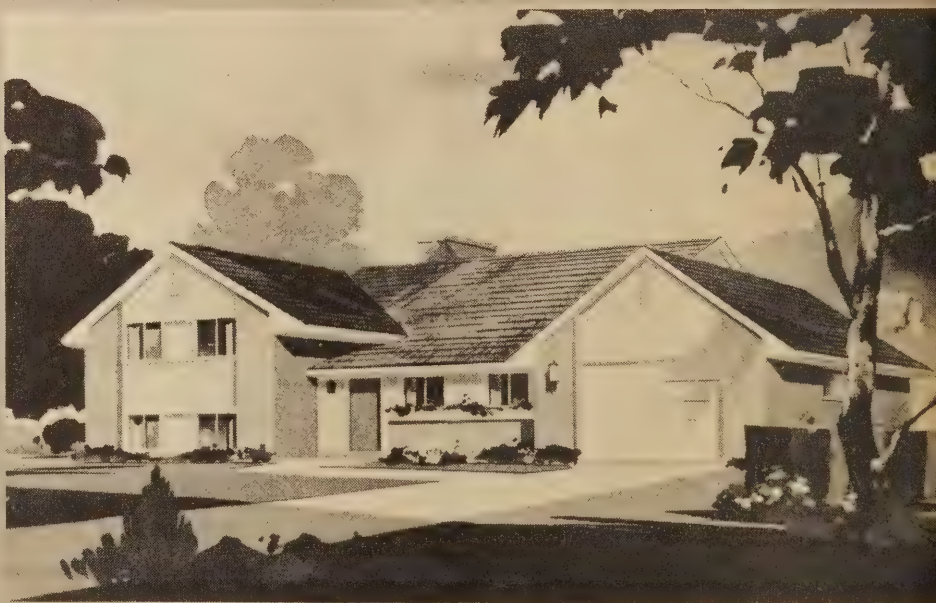
600 SQ. FT.—MAIN LEVEL  
704 SQ. FT.—UPPER LEVEL



## DESIGN C 699

21,871 CU. FT.

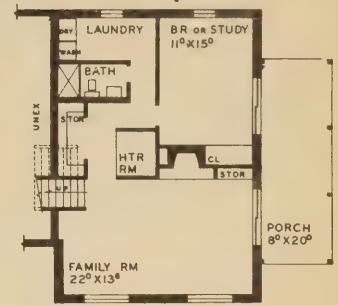
The multi-level home can be ingeniously planned for a flat building site. The result, as in this design, can be a great amount of livability and privacy for the various members of the family. Up six stairs from the main sleeping level is the third bedroom which overlooks the rear yard. Down six stairs from the entry is the cheerfully lighted combination laundry-recreation area. The yard is accessible from this ideal play area. Note how every bit of space in this design is utilized to insure Convenient Living.





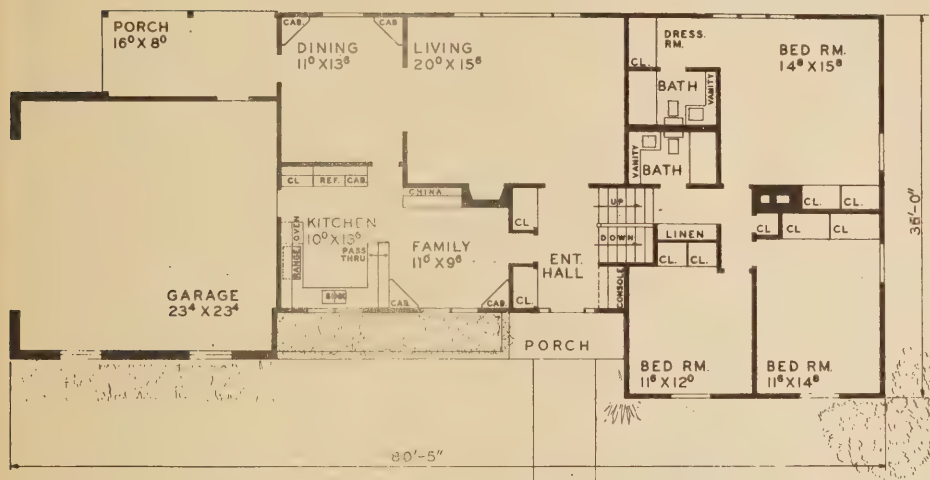


**832 SQ. FT.—LOWER LEVEL**

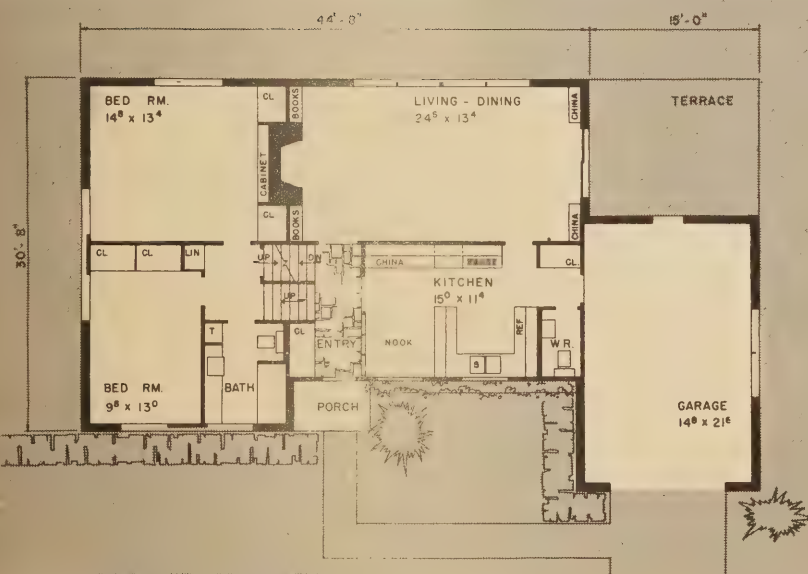


**DESIGN C 836**  
**29,104 CU. FT.**

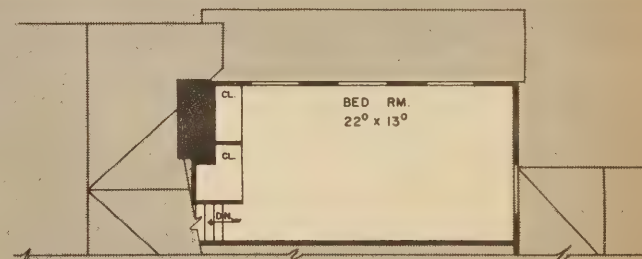
Accompanying the key to this tri-level home with its beautiful exterior and its outstanding interior room arrangement, there will be tremendous pride of ownership. Rarely will you find so many features to guarantee true family living. Everything is present to satisfy the family's sense of well-being. The obvious living potential of the three levels is enhanced by numerous built-in units, abundant storage facilities, fine bath accommodations, and two covered porches. Another look at the exterior reveals the use of fieldstone with horizontal and vertical siding.



**896 SQ. FT.—MAIN LEVEL**  
**864 SQ. FT.—UPPER LEVEL**

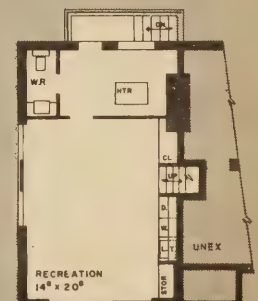


**694 SQ. FT.—MAIN LEVEL**  
**565 SQ. FT.—SECOND LEVEL**



**348 SQ. FT.—THIRD LEVEL**

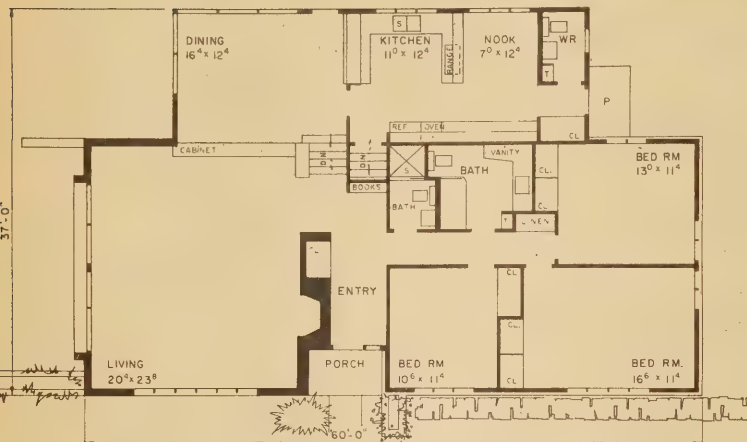
**574 SQ. FT.—BASEMENT**





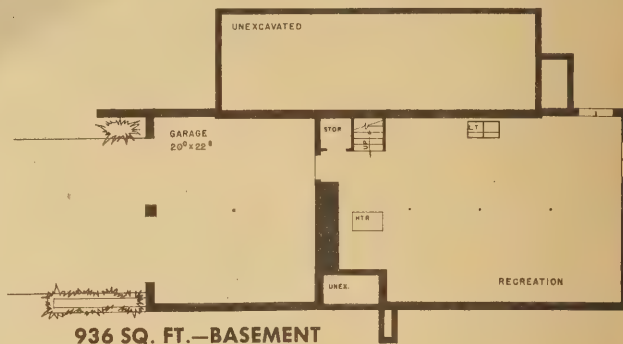
## DESIGN C 666

26,217 CU. FT.



1,450 SQ. FT.—MAIN LEVEL

500 SQ. FT.—LOWER LEVEL



936 SQ. FT.—BASEMENT

Open planning makes a vital contribution to a well conceived plan. Spaciousness is achieved as a result of the living room overlooking the dining room. Both these rooms, divided by built-in cabinets, are supplied with plenty of natural light through expanse of windows. Both main levels have access to toilet facilities, an important consideration where children are concerned.

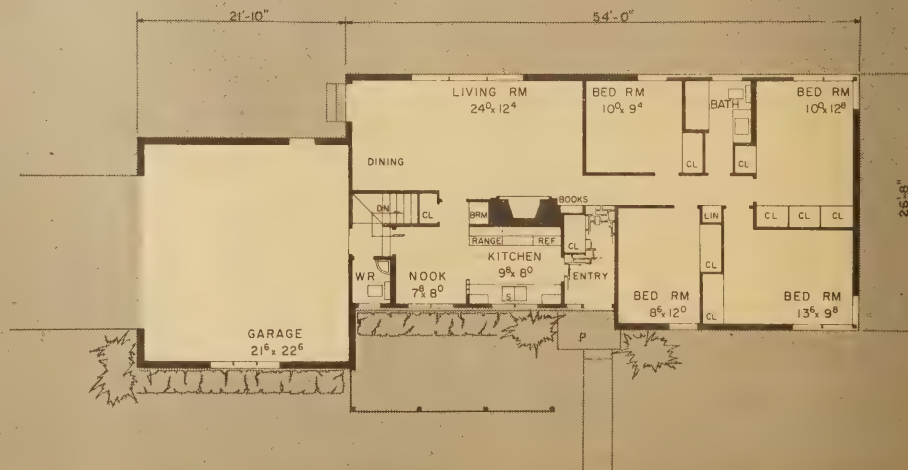


## DESIGN C 636

1,384 SQ. FT., 26,185 CU. FT.



Build this home on a hill in the country. The basement was designed as an enormous playroom with built-in bar and a fireplace, of course. You have a fine laundry, too. The first floor plan is arranged for casual living. There are four bedrooms, scads of closets and built-in features and one-and-one-half baths.





**35,759 CU. FT.**

ER LEVEL

LAUNDRY

RECREATION  
9' x 22'

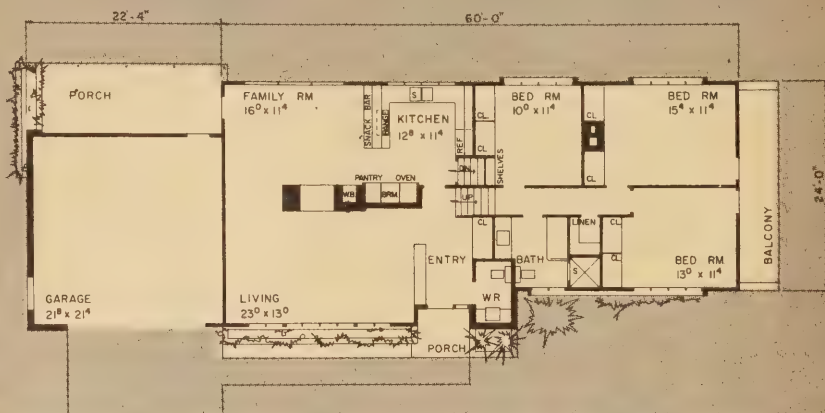
Driveway & parking lot

### 746 SQ. FT.—LOWER LEVEL



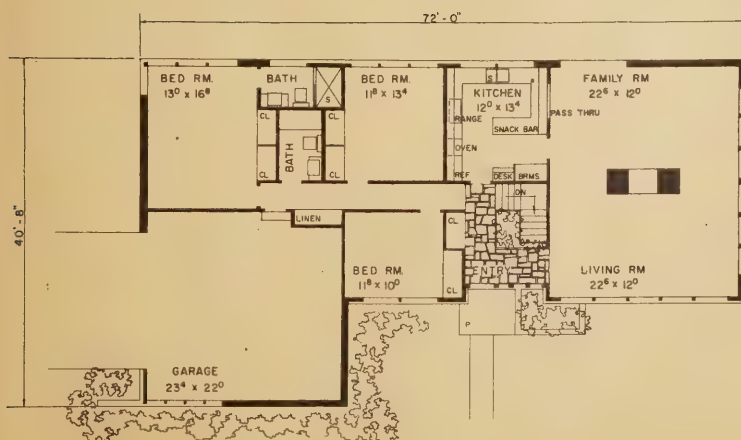
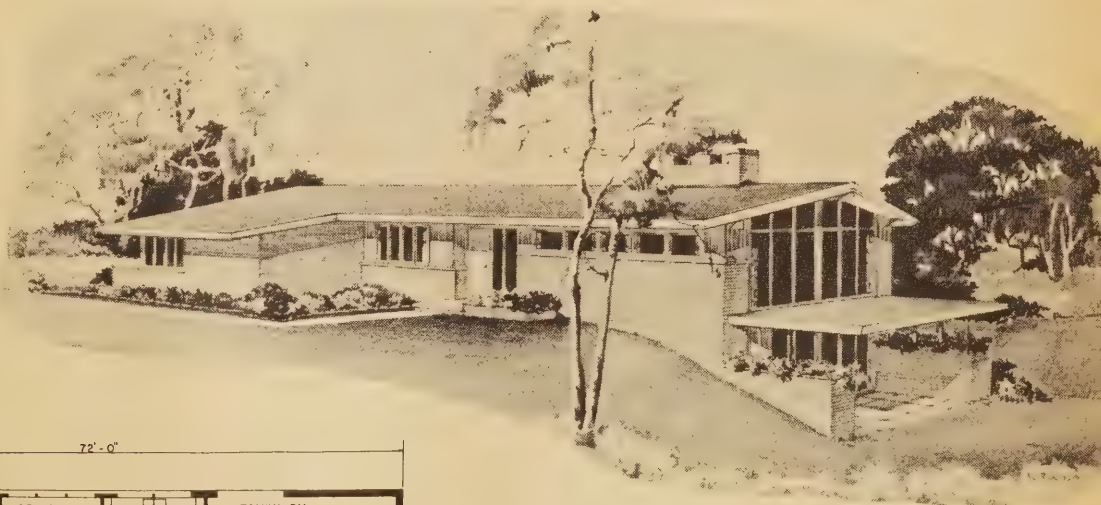
**865 SQ. FT.—MAIN LEVEL**

703 SQ. FT.—UPPER LEVEL



The split-level design is becoming more and more popular because of its increased livability. If you have a sloping lot and want to retain the modern effect of the ranch home and still preserve the widely held preference for a separate sleeping level, this design, or variation, may be the solution to your problem. A study of the floor plan reveals exceptional livability. Imagine the members of your family happily dispersed throughout this home.

**1,800 SQ. FT., 24,130 CU. FT.**



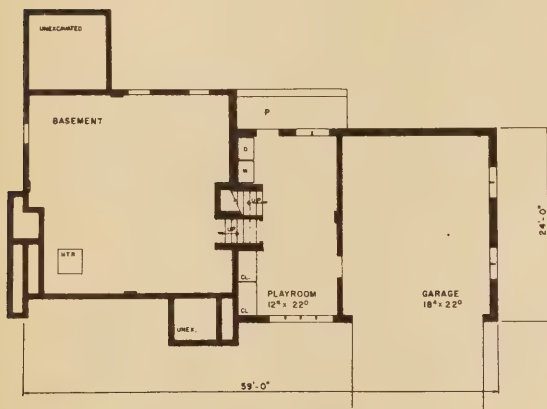
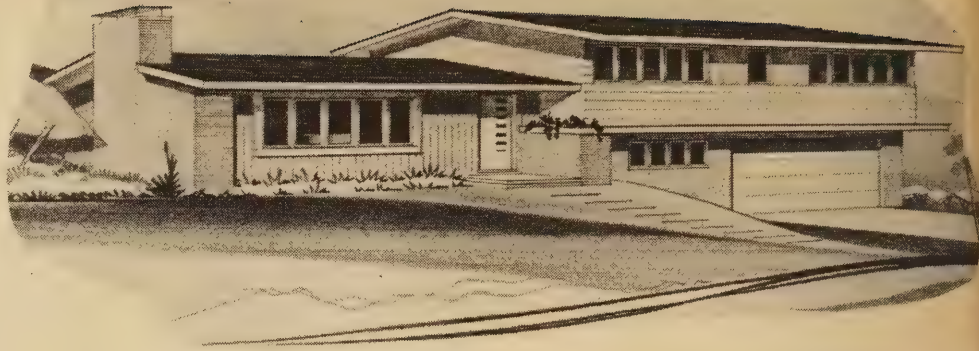
Because it is thoughtfully planned this house is unusually livable. Note the arrangement of the three bedrooms; the easy working layout of the kitchen with its pass-thru to the family room; the two-way fireplace. The combination of open planning and large glass areas make the living space appear enormous. Actually this is one big room with no separation except the fireplace wall. On the lower level the plan provides a spacious sheltered terrace off the activities room.



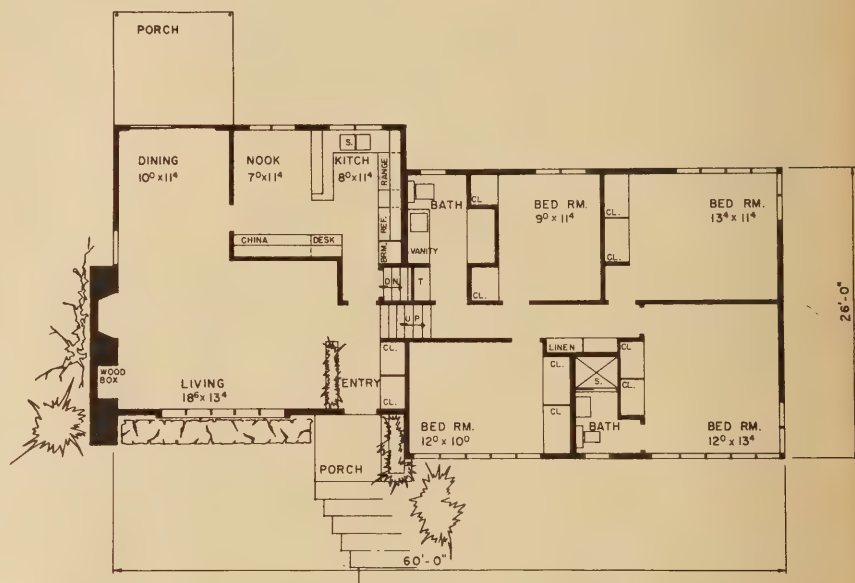
## DESIGN C 697

23,975 CU. FT.

That sloping lot can be the best investment you ever made with this four bedroom, two bath, split-level home to go on it. Locating the sleeping area six steps above the living area provides more seclusion and privacy from the street than enjoyed in the one story ranch home. Down six steps from the living area is a spacious playroom, a corner of which is utilized for the laundry equipment. Directly below the living area is a large basement suitable for bulk storage, fruit closets and a work shop. There is no lack of space in this home.



252 SQ. FT.—LOWER LEVEL



680 SQ. FT.—MAIN LEVEL

884 SQ. FT.—UPPER LEVEL

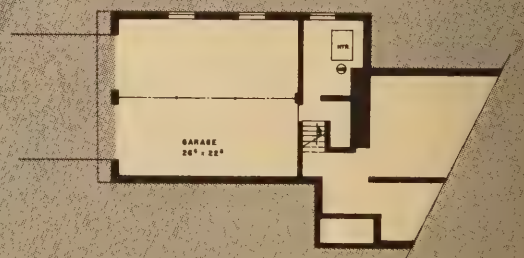


STREET VIEW

The panel type windows admit plenty of light and capture the view of the countryside. With double pane insulated glass, no storm windows are needed. What homemaker wouldn't be thrilled with the thirty foot long living-dining area, and with the generous sized laundry, kitchen and nook? The lower level has no basement but contains the garage and heater room.

## DESIGN C 280

18,877 CU. FT.

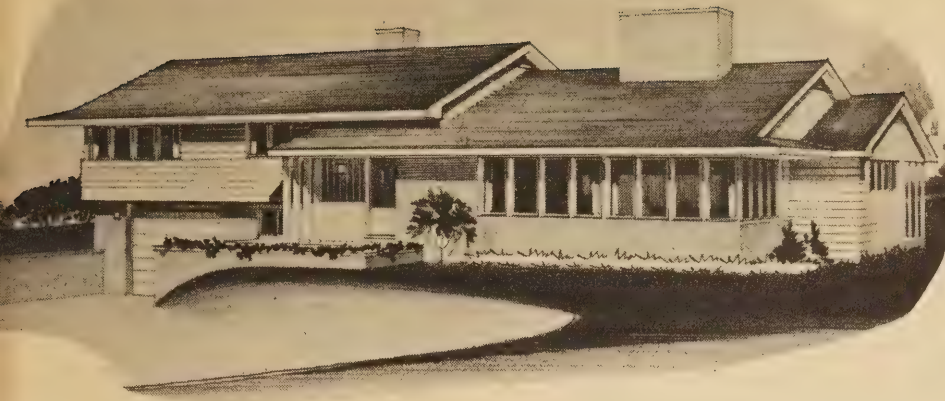


116 SQ. FT.—LOWER LEVEL

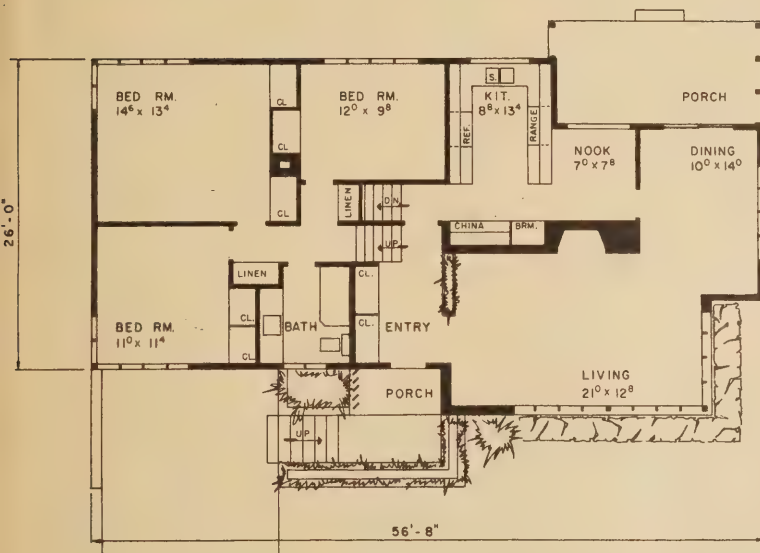


# **DESIGN C 696**

23,095 CU. FT.

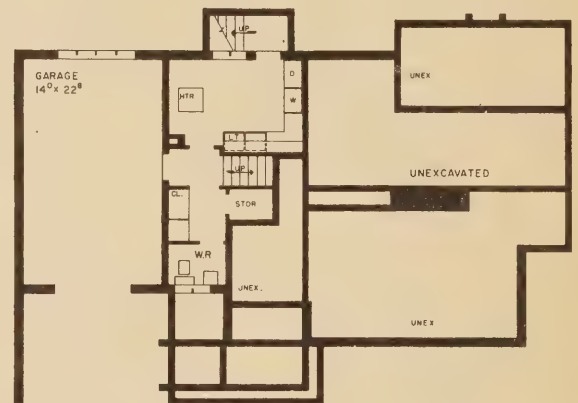


The separate laundry area and general mud-room accessible from the out-doors is a feature of this split level design. If the housewife prefers to keep her laundry activities divorced from the first floor work area she will find this three bedroom home worthy of her consideration. The children may also shed their wet and muddy clothing where it is most convenient and less conspicuous. Other highlights of this plan include the washroom, the large living room, the separate dining area, the porch and the efficient kitchen.

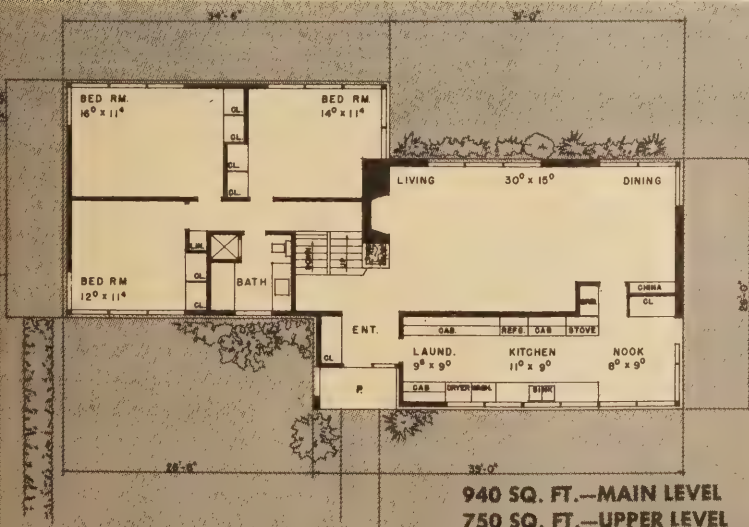


776 SQ. FT.—MAIN LEVEL

673 SQ. FT.—UPPER LEVEL



291 SQ. FT.—LOWER LEVEL



940 SQ. FT.—MAIN LEVEL  
750 SQ. FT.—UPPER LEVEL

Notice the storage areas of the sleeping level. There are eight of them. That is a stall shower, as well as a tub, in the bath.



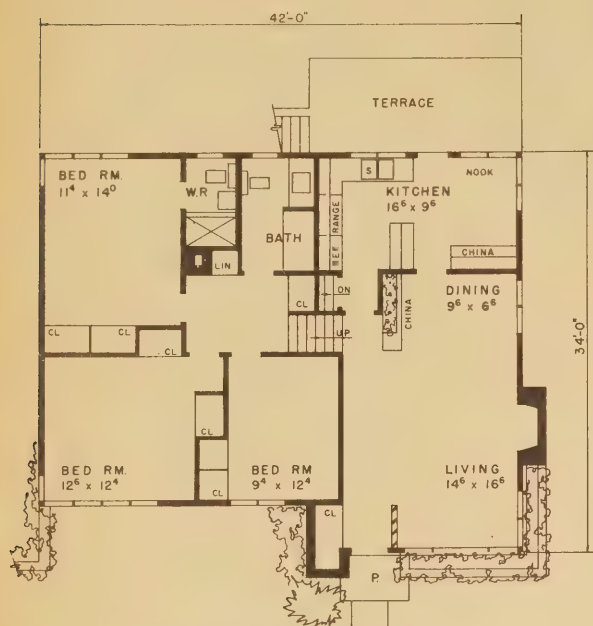
GARDEN VIEW

Observe the efficiency of the work area. The housewife will be sure to welcome all that counter and cupboard space.



## DESIGN C 365

16,638 CU. FT.



556 SQ. FT.—MAIN LEVEL  
722 SQ. FT.—UPPER LEVEL

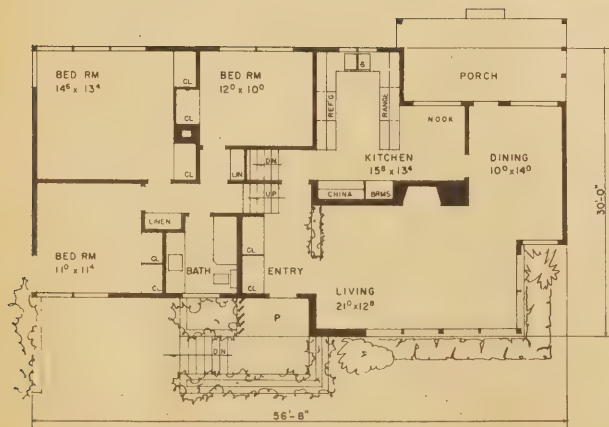
Clean exterior lines that are simple and well balanced create a design that is most distinctive. The upper level has a full bath and a wash-room with a stall shower. The kitchen-nook area has abundant cupboard space. Stairs lead outside from the lower level to the terrace.



428 SQ. FT.—LOWER LEVEL

## DESIGN C 408

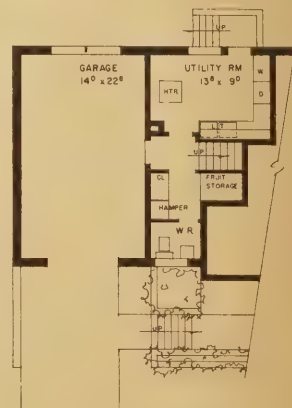
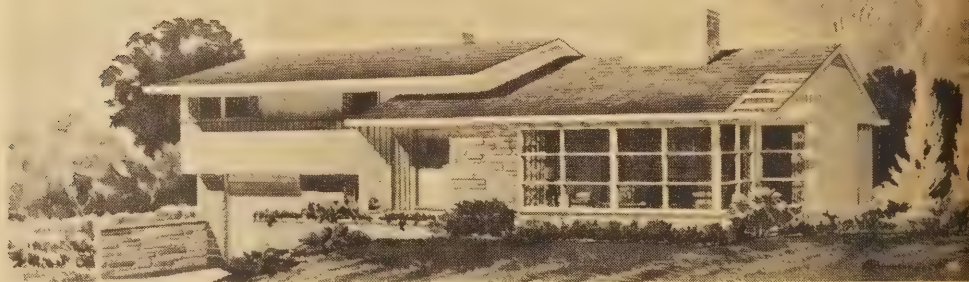
18,916 CU. FT.



776 SQ. FT.—MAIN LEVEL 673 SQ. FT.—UPPER LEVEL

86 • HOME PLANNERS, INC., DETROIT

Extensive glass areas invite the natural beauty of the outdoors right into your home. The dramatic masonry fireplace wall and the planter set a delightful decorating theme for the living room. The U-shaped kitchen will be totally free of cross-room traffic. The covered porch will be a welcomed place for the enjoyment of outdoor meals. Study the development of the lower level with its garage, utility room, wash room, and storage units.



291 SQ. FT.—LOWER LEVEL



GARAGE  
 13' x 20'

LAUNDRY  
 13'0" x 11'0"

UNEX  
 UNEXCAVATED  
 UNEX  
 UNEX  
 UNEX  
 UNEXCAVATED

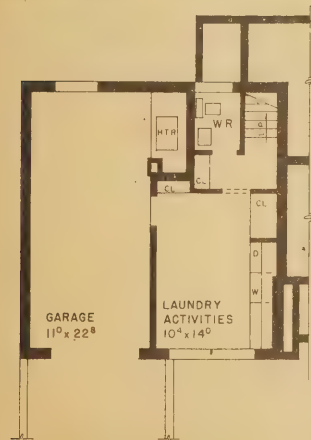
35'-0"  
 42'-0"  
 270 S

**17,027 CU. FT.**

## 270 SQ. FT.—LOWER LEVEL

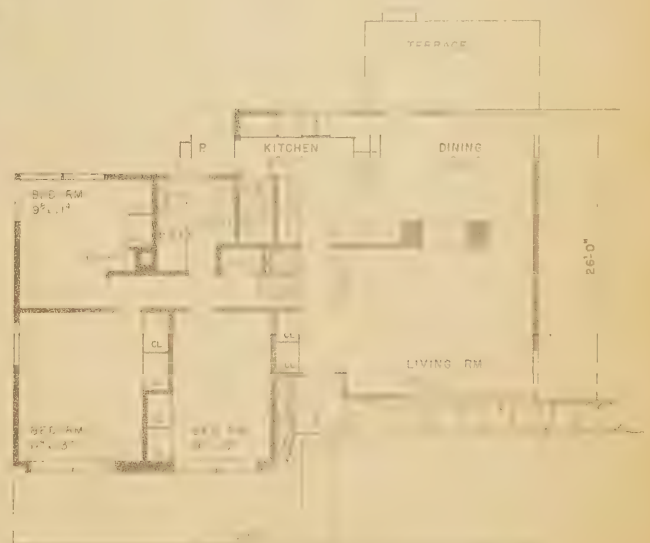


The two-way ~~for~~<sup>to</sup> ~~from~~<sup>into</sup> ~~main~~<sup>living</sup> room doorway leads to the enjoyment of the two distinct living and dining areas. A terrace outside the grade door of the dining room presents a pleasing backdrop. Ventilation of the living-dining area is through the louvers below the double panel insulated glass doors.



15,354 CU. FT.

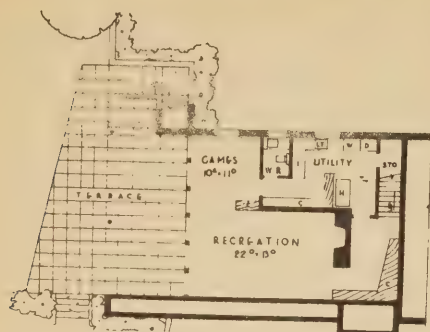
### 300 SQ. FT.—LOWER LEVEL



624 SQ. FT.—MAIN LEVEL  
612 SQ. FT.—UPPER LEVEL



# SPLIT LEVEL AND HILLSIDE HOMES



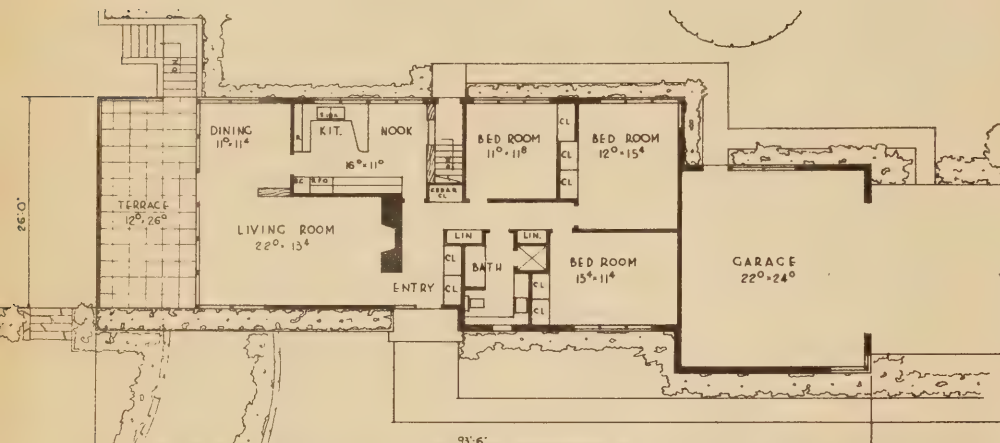
This contemporary design makes excellent use of a hillside location. Glass walls that overlook the two terraces and the beautiful distant scenery, a complete games-recreation-utility area, good traffic circulation, and a secluded generous bedroom area make this home the 'Pride of the Countryside.'

## DESIGN C 150

27,400 CU. FT.

1,600 SQ. FT.—MAIN LEVEL

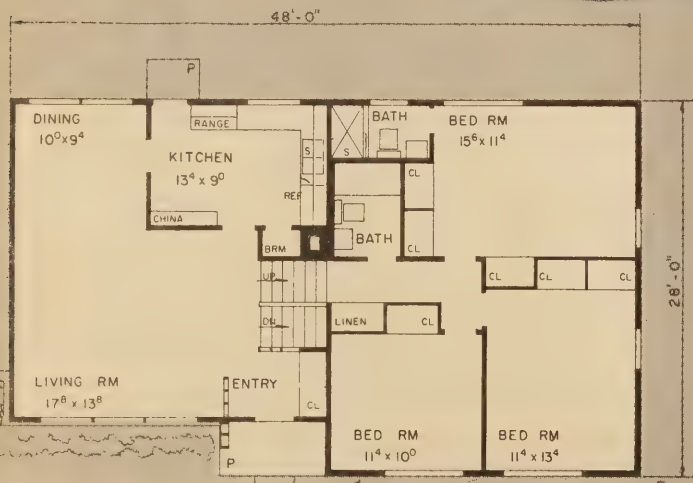
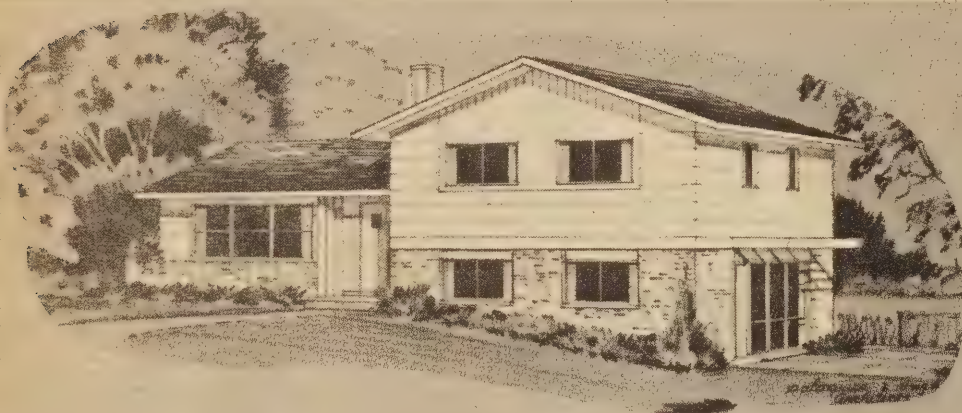
792 SQ. FT.—LOWER LEVEL



## DESIGN C 748

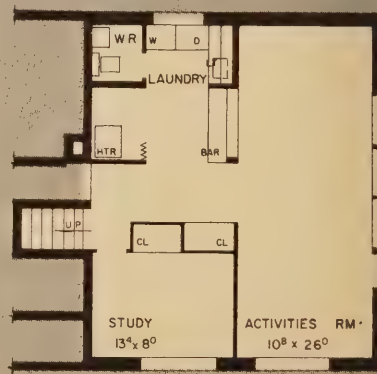
18,802 CU. FT.

Typical of a house geared to today's living, this design provides a separate area for each phase of family activity. The upper level is a neat combination of three bedrooms and two baths; the intermediate level copes with cooking, dining and entertaining; the lower level has ample recreation space augmented by the ground level terrace. The study is another area of flexible space for recreation, TV, or hobbies.



576 SQ. FT.—MAIN LEVEL

672 SQ. FT.—UPPER LEVEL



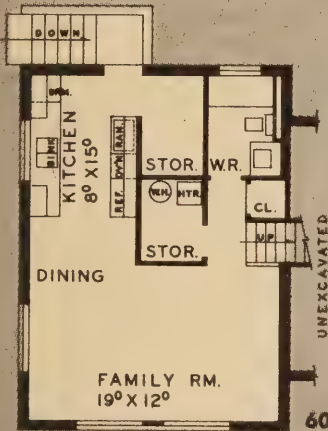
672 SQ. FT.—LOWER LEVEL



## DESIGN C 845

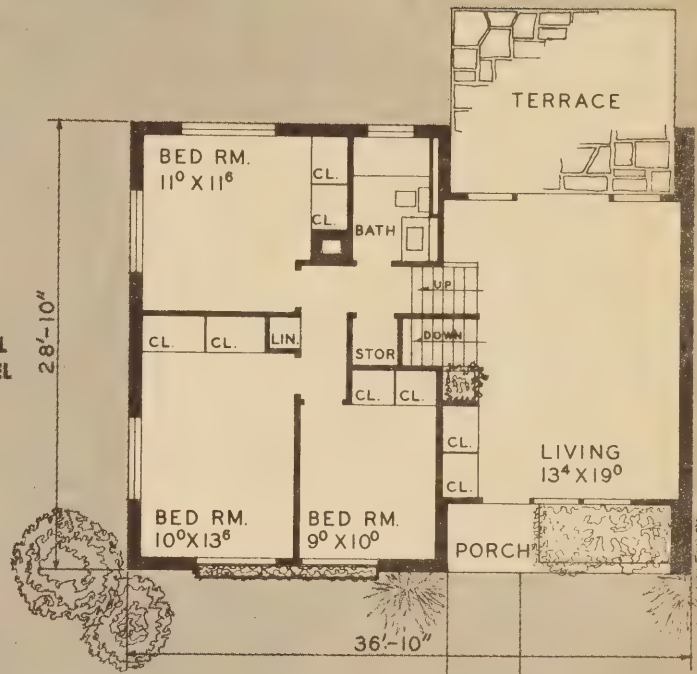
14,640 CU. FT.

You don't have to stick a match box on that flat, narrow lot. Better instead, to retain your individuality with a home that catches the eyes of passers-by. The sleeping level will experience plenty of peace and quiet. The main level will devote itself to unharassed conversation. The lower level is where the family will have plenty of space to dine and play congenially.

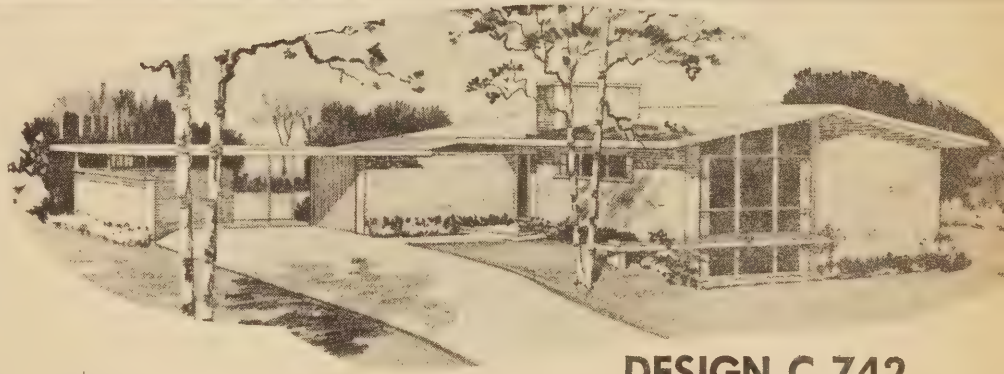


320 SQ. FT.—MAIN LEVEL  
600 SQ. FT.—UPPER LEVEL

600 SQ. FT.—LOWER LEVEL

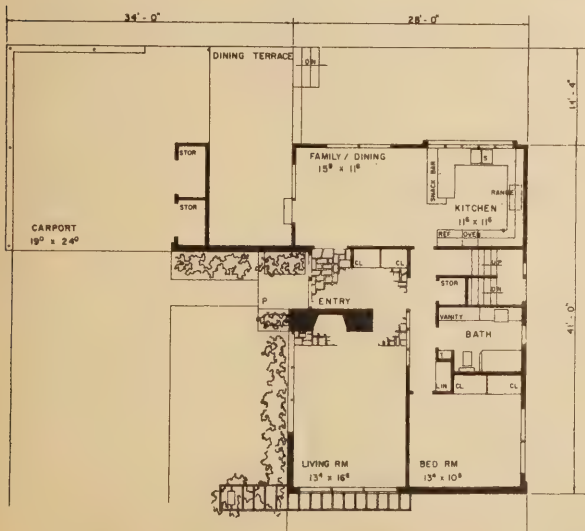


Instead of calling in the bulldozer and leveling off a sloping lot, see how much usable space you can get by planning around the existing terrain. Here is an unusual design that has two bedrooms, a bath, an activities area and a laundry at the basement level. But plenty of windows and far sighted grading makes this as livable as any above-ground space.

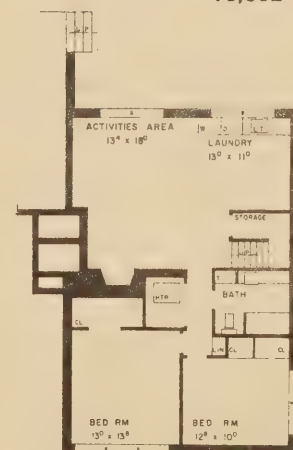


## DESIGN C 742

18,802 CU. FT.



1,440 SQ. FT.—MAIN LEVEL



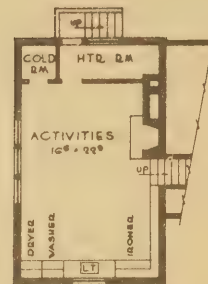
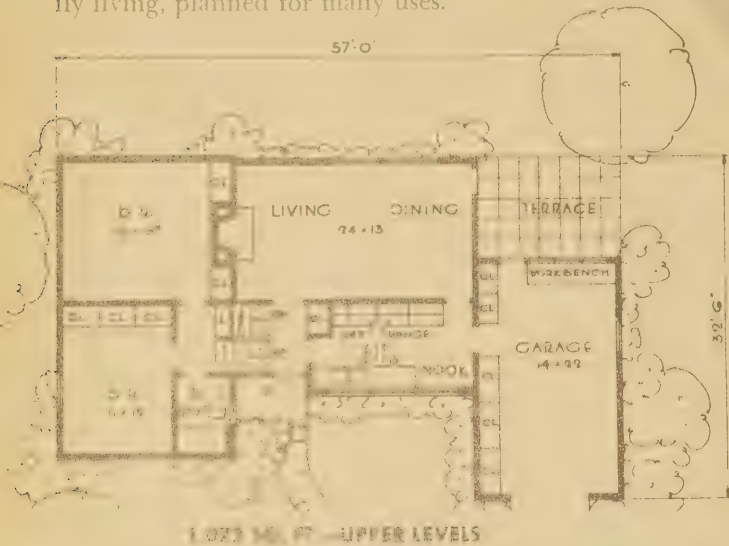
1,440 SQ. FT.—LOWER LEVEL



## DESIGN C 12

15,784 CU. FT.

In this colonial adaption, hand split fieldstone and white clapboards are used for a pleasing exterior effect. The lower level activities room is a real center of family living, planned for many uses.



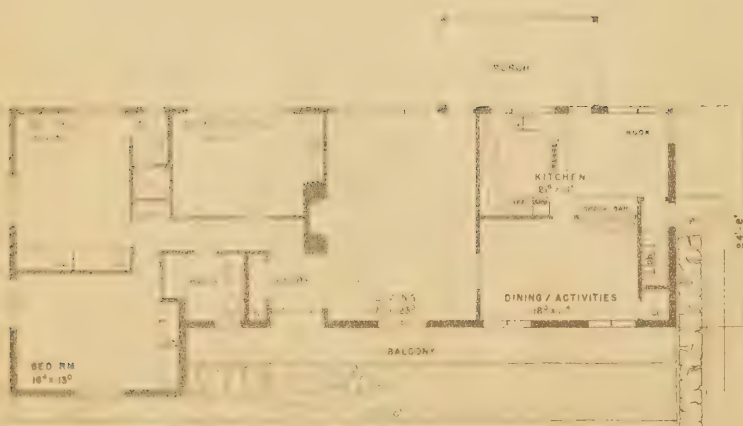
542 SQ. FT.—LOWER LEVEL



The formal atmosphere of this home commands attention—especially for a front sloping lot. Look at the long counter and cupboard space in the kitchen, at the large nook, and at the spacious dining-activities with a snack bar. Notice how you can get on the porch from the living or the nook. The front balcony is a nice feature too.

## DESIGN C 93

2,027 SQ. FT., 25,428 CU. FT.



2,027 SQ. FT.—LOWER LEVEL

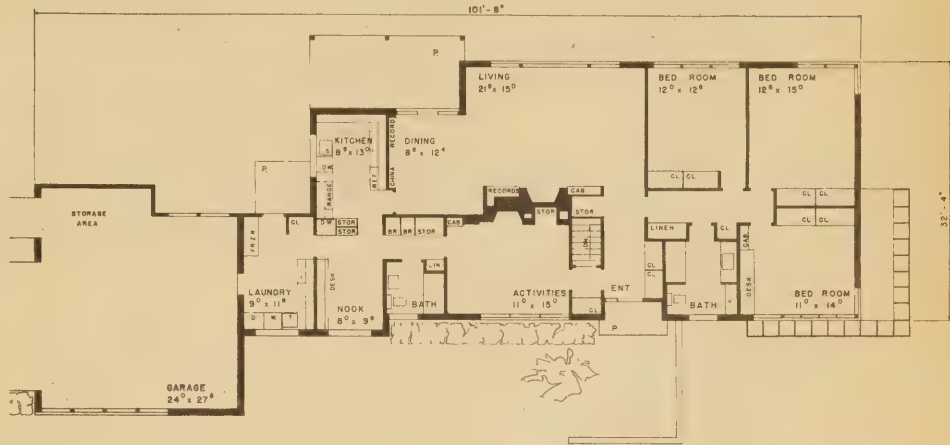




## DESIGN C 33

30,379 CU. FT.

This brick veneer contemporary home for a hilltop actually defies description. There are 28 closets and built-ins, two baths, two fireplaces, dining porch and efficient kitchen, just to name a few outstanding features. The lower level which is only partially excavated is big enough for a regulation size bowling alley. It will be possible to walk directly out onto a terraced outdoor living area.



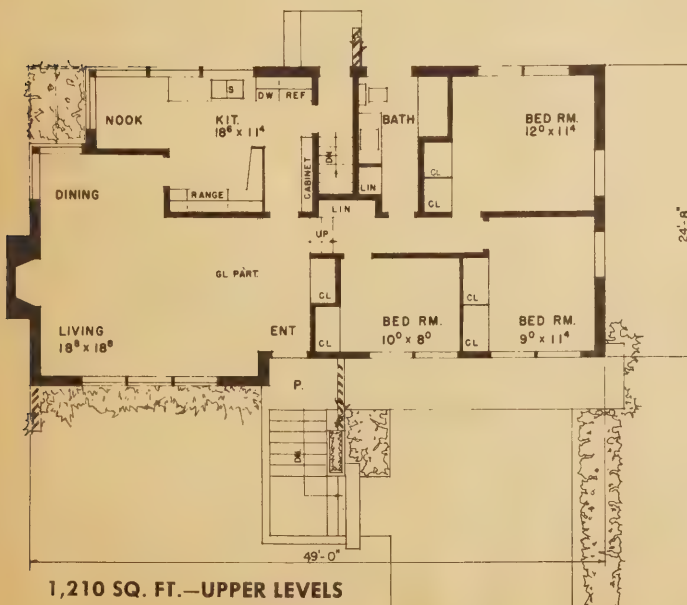
2,540 SQ. FT.—MAIN LEVEL

1,033 SQ. FT.—LOWER LEVEL

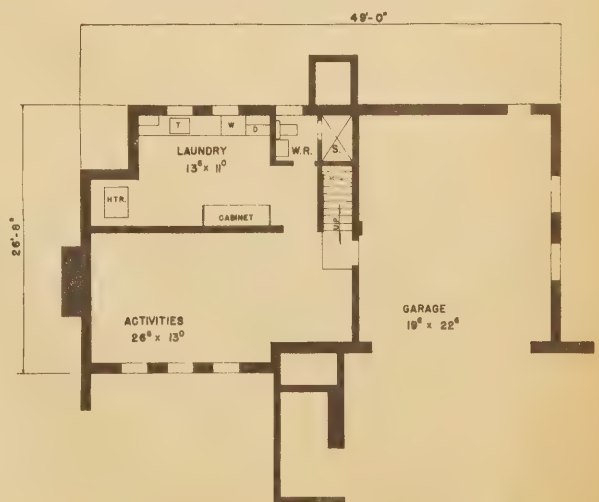
## DESIGN C 279

18,732 CU. FT.

Without exercising too much imagination, a quick check of this plan can start one dreaming. The large window area in the kitchen, nook and dining areas help to capture the view. The glass partition keeps the entry hall well lighted and cheerful. The two steps up to the bedroom area add a homey touch.



1,210 SQ. FT.—UPPER LEVELS



703 SQ. FT.—LOWER LEVEL



# 565 DESIGNS—FOR YOUR SELECTION

THE LIBRARY SERIES has been initiated to serve the growing number of folks who are in constant search for a home plan to satisfy their living requirements and their building budget. Sometimes the quest for the RIGHT plan is akin to "looking for a needle in a haystack". However, the search is not quite that hopeless; for included in the Home Planners' inventory of outstanding designs is THE home plan for your family. The following breakdown emphasizes the tremendous selection of designs available for your review. If you do not find your dream home in this volume, three other current books await you as indicated below.

## LOW COST, 1 STORY HOMES—UNDER 1000 SQ. FT.

For the restricted budget, the small family, summer living, and retired couples

30 DESIGNS IN THIS BOOK—pgs. 3 thru 15

30 " IN 201 HOMES (VOL. #1)—BOOK #22

13 " IN 100 SELECT HOMES—BOOK #23

4 " IN 62 CUSTOM HOMES—BOOK #21

## ECONOMY-DELUXE RANCH HOMES—1000 TO 1300 SQ. FT.

For the utmost in Convenient Living from the medium budget

65 DESIGNS IN THIS BOOK—pgs. 16 thru 41

68 " IN 201 HOMES (VOL. #1)—BOOK #22

15 " IN 100 SELECT HOMES—BOOK #23

19 " IN 62 CUSTOM HOMES—BOOK #21

## CUSTOM-DELUXE RANCH HOMES—OVER 1300 SQ. FT.

For fine family living in a truly gracious manner

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60 " IN 201 HOMES (VOL. #1)—BOOK #22

37 " IN 100 SELECT HOMES—BOOK #23

31 " IN 62 CUSTOM HOMES—BOOK #21

## 1½ and 2 STORY HOMES

For privacy, expansion, and the greatest return on the dollar

25 DESIGNS IN THIS BOOK—pgs. 68 thru 77

24 " IN 201 HOMES (VOL. #1)—BOOK #22

15 " IN 100 SELECT HOMES—BOOK #23

6 " IN 62 CUSTOM HOMES—BOOK #21

## SPLIT LEVELS and RANCHES WITH EXPOSED BASEMENTS

For both hillside and level lots

24 DESIGNS IN THIS BOOK—pgs. 78 thru 91

16 " IN 201 HOMES (VOL. #1)—BOOK #22

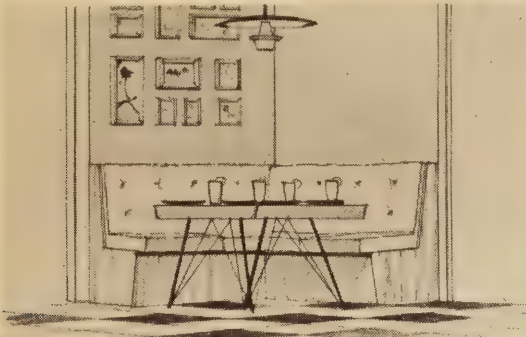
12 " IN 100 SELECT HOMES—BOOK #23

4 " IN 62 CUSTOM HOMES—BOOK #21

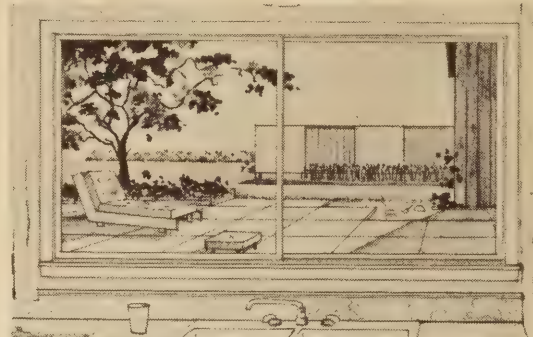
**NOTE:** BOOK NUMBERS 21, 22, 23 REFERRED TO ABOVE ARE AVAILABLE  
@ ONLY \$1.50 WHEN ORDERED TOGETHER.



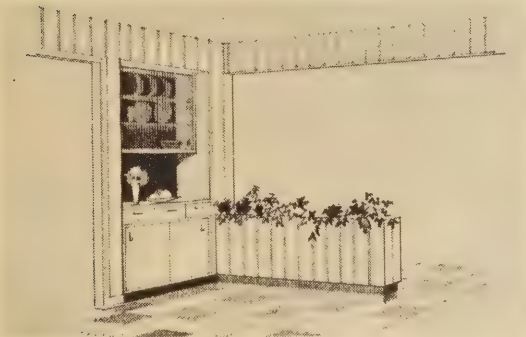
**A PREVIEW OF DELIGHTFUL FEATURES**—to be found in the Convenient Living designs shown in volumes number one and two of the Library Series are pictured below. These are but a few of the design highlights which make the homes created by Richard B. Pallman so charming and practical. As you study the various floor plans be sure you don't miss a single interior appointment. As you review these interesting interior views you will observe the accompanying design number. The floor plans and exteriors for those design numbers with the prefix "C" may be found in this volume; those with the prefix "A", in volume one of the Library Series.



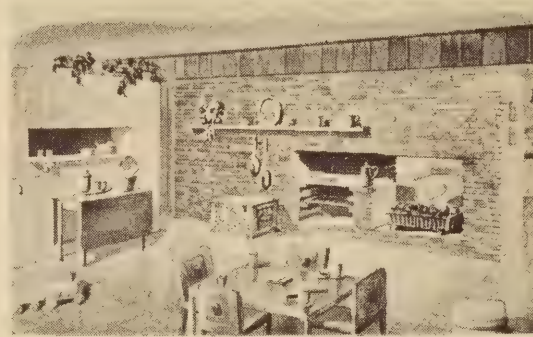
THE ENCHANTING CORNER OF  
AN EFFICIENT KITCHEN—DESIGN C 670



CONTROL THE PLAY AREA  
FROM THE KITCHEN—DESIGN A 731



AN ATTRACTIVE CORNER TO  
A SEPARATE DINING ROOM—DESIGN A 399



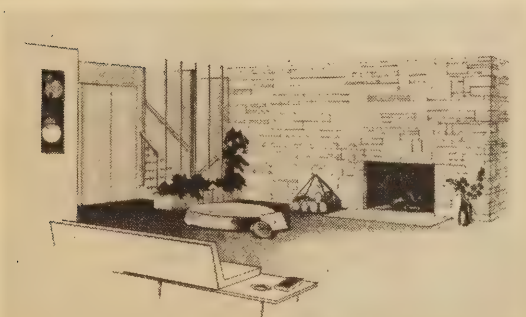
A ROOM FOR TRUE FAMILY LIVING—  
DESIGN A 115



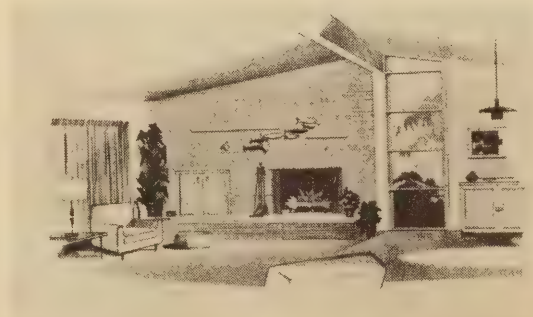
FOR EFFICIENT HOUSEKEEPING—STORAGE  
SPACE GALORE—DESIGN C 338



A SPACIOUS BOOKCASE WITH A BEAUTIFUL  
FRINGE ON TOP—DESIGN A 807

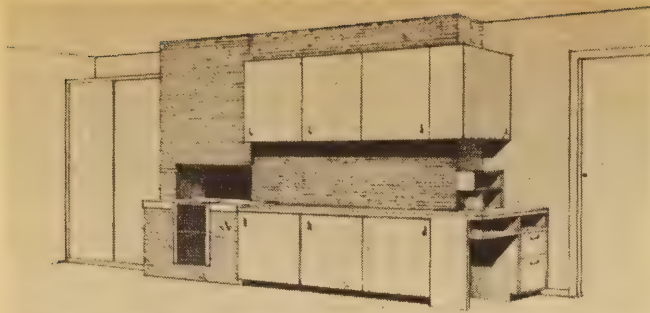


A DELICATE PLANTER AND A MASSIVE  
FIREPLACE WALL CATCH THE EYE—DESIGN C 408



A PERFECT SETTING FOR FAMILY FUN—  
DESIGN A 462

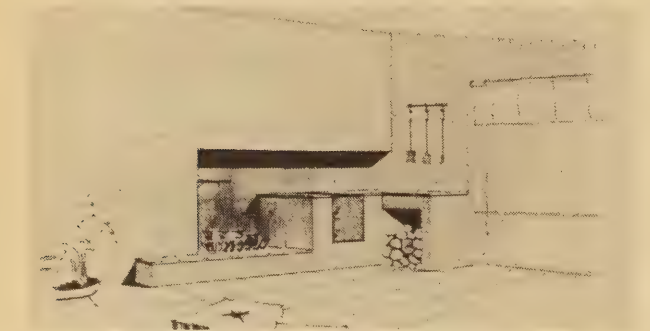




THE FOCAL POINT OF A PLEASANT FAMILY ROOM—DESIGN A 341



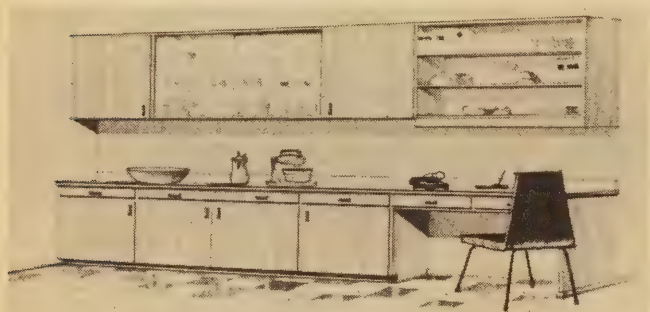
A STORAGE UNIT WITH CHARM AND EXCEPTIONAL UTILITY—DESIGN C 400



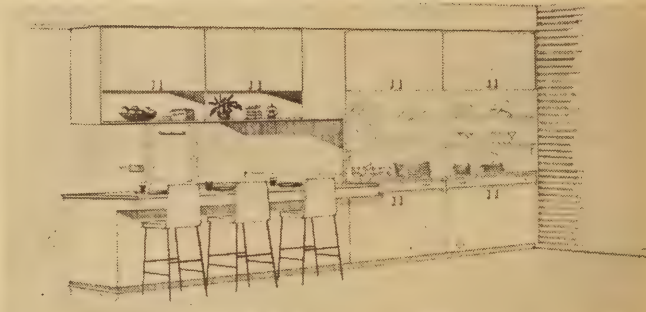
RESERVED FOR INFORMAL LIVING  
—THE PORCH WITH BARBECUE—DESIGN A 508



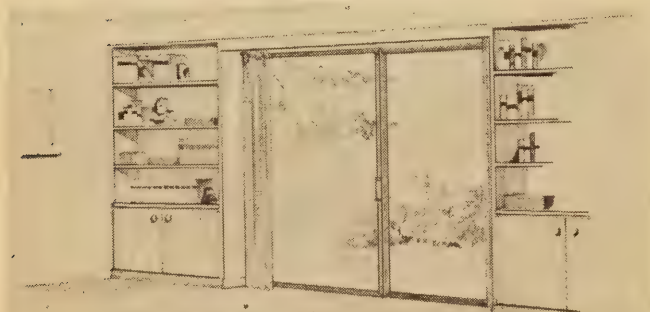
GUESTS WILL LONG REMEMBER THIS  
ATTRACTIVE FEATURE—DESIGN C 645



THE HOMEMAKERS HEADQUARTERS  
FOR EFFICIENT PLANNING—DESIGN C 658



A FAMILY ROOM FUNCTIONING WITH  
THE KITCHEN—DESIGN C 638



INVITE THE OUTDOORS INTO YOUR  
LIVING AREA—DESIGN C 699

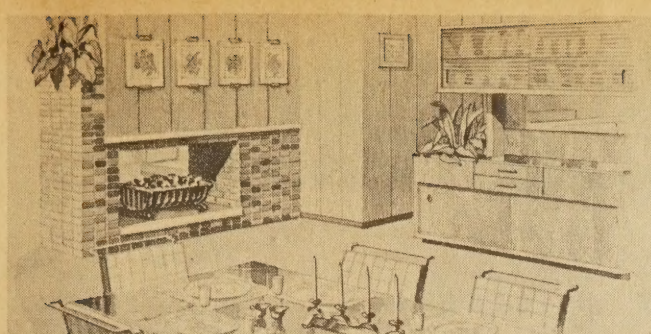


A DRAMATIC BACKDROP FOR FORMAL  
OR INFORMAL DINING—DESIGN C 630

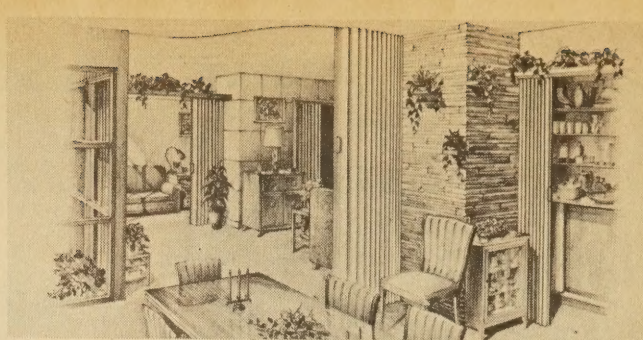


TWO APPEALING ROOM DIVIDERS—A BOOK SHELF  
AND TWO-WAY FIREPLACE—DESIGN C 123

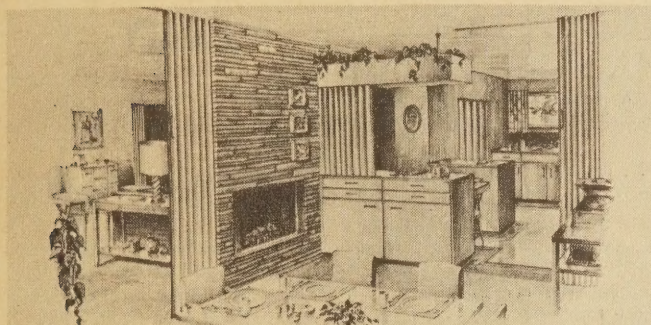




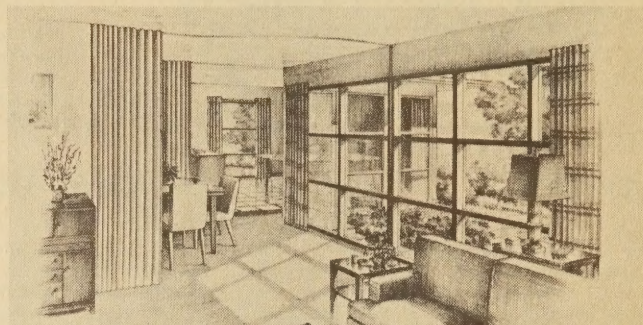
THE TWO-WAY FIREPLACE IS MOST PRACTICAL  
—DESIGN A 91



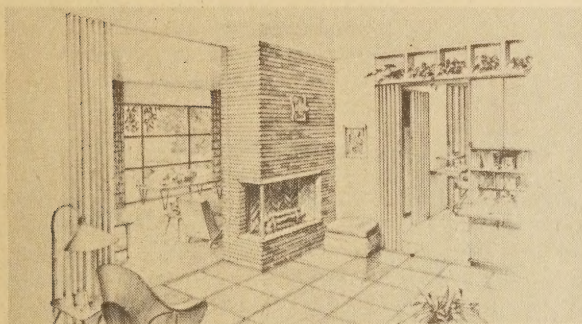
MAKE THOSE LIVING AREAS FLEXIBLE  
—DESIGN A 55



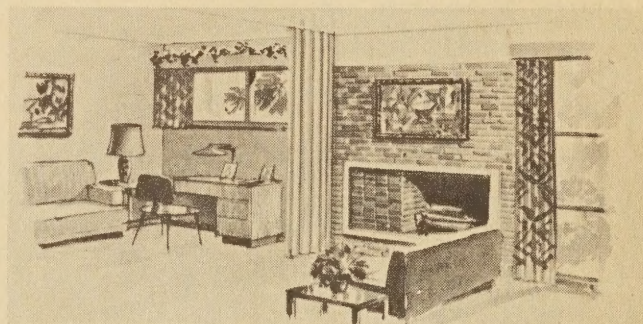
THE SPACIOUSNESS OF OPEN-PLANNING  
—DESIGN A 45



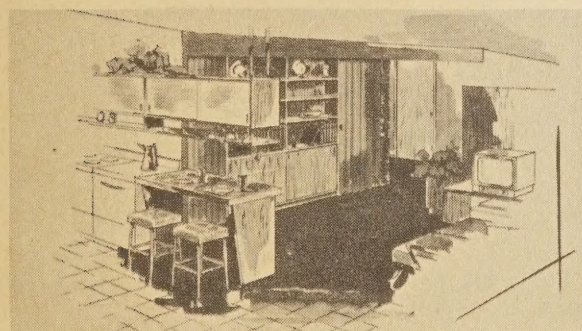
PLENTY OF CHEERFUL, NATURAL  
LIGHT FOR THE LIVING AREAS—DESIGN C 46



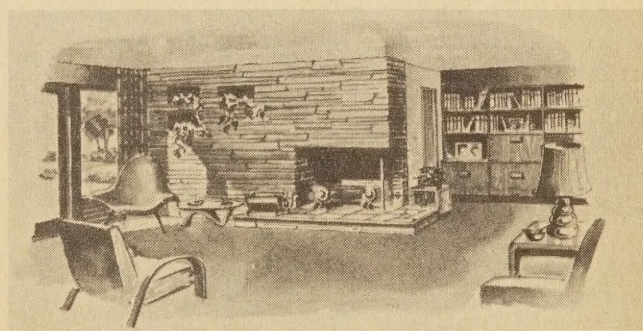
A DELIGHTFUL STUDY BETWEEN LIVING  
& WORK AREAS—DESIGN C 42



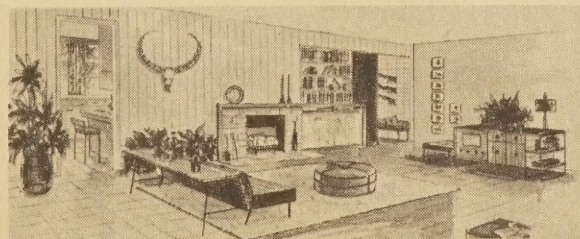
THE FOLDING WALL ALLOWS FOR MULTI-USE  
SPACE—DESIGN C 316



BUILT-INS MAKE A VITAL CONTRIBUTION  
TO CONVENIENT LIVING—DESIGN C 253



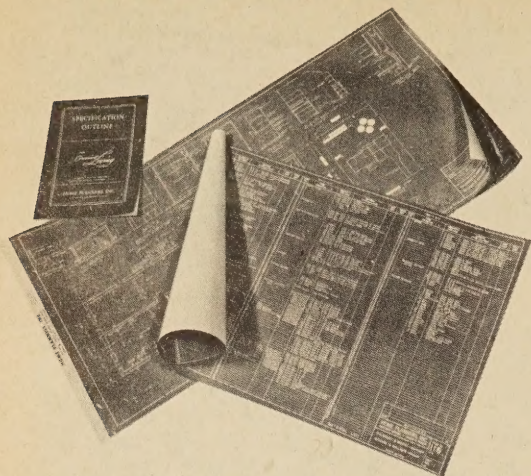
A DRAMATIC MASONRY WALL OF QUARRIED  
STONE—DESIGN A 243



A LIVING ROOM WITH A WESTERN STORY  
TO TELL—DESIGN C 128



# PROFESSIONAL CONSTRUCTION BLUEPRINTS



## GLOSSY PHOTOGRAPHS

A large picture of your future home is always nice to have around to show friends. In addition such a picture can be helpful when it comes time to landscape. Glossy, 8" x 10" photos of the artist's drawings as shown in this book are available at \$2.00 each. If, in addition to the front exterior of any of these designs, you also would like to have a glossy of the floor plans or other exteriors or interiors shown, they are available at \$1.00 each.

**SAVE  
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AND  
MONEY**

## BLUEPRINTS

There is a construction blueprint for every home shown in this book. These ready-to-build, professional plans have been prepared by registered architects. All necessary dimensions, views, details, and elevations are included. In addition to using them for building, blueprints become indispensable as a further aid to your home planning study and for determining building costs. A material list accompanies each set of blueprints. With each order for four or more blueprints, you will receive a specification outline at no additional cost.

Single set \$20.00; 4 sets \$35.00; for every set over 4 add \$5.00.

## MATERIAL LISTS

With each set of blueprints you order you will receive a material list. Each list shows you the quantity, type and size of the materials required to build your home. They also tell you where these materials are used. This makes them easy to understand. Material lists simplify your material ordering and enable you to get quicker price quotations from your builder and material dealer.

## SPECIFICATION OUTLINES

This fill-in type specification lists 150 phases of home construction from excavating to painting. It consists of twelve pages and will prove invaluable to you for specifying to your builder the exact equipment and methods of construction you want in your next home. Specification outlines are available at \$1.00 each. When your order consists of four or more sets of blueprints, you will receive a specification outline free of charge. Don't be without it.

## HOW TO GET YOUR BLUEPRINTS

**1. STUDY THE DESIGNS . . .** not only in this book, but in the Convenient Living books pictured on the inside back cover. As you review the designs, keep in mind your family's living requirements—both indoors and outdoors. Although Home Planners does not make changes in plans, many minor changes can be made by your building contractor prior to the period of construction. If major changes are involved to satisfy your requirements, you should consider ordering one set and having them redrawn locally. The low cost of our blueprints makes it possible to buy many different sets of blueprints for the purpose of complete study before deciding which Convenient Living design you should build.

**2. HOW MANY SETS OF PLANS SHOULD BE ORDERED?** To study a plan in greater detail than shown in the book, one set will be sufficient. If you are planning to obtain estimates or to build, then a total of four to eight sets may be needed depending upon circumstances; one set each for contractor, owner, building permit, subdivision approval, mortgage, F.H.A., V.A. and tradesmen.

Each set of blueprints consists of from three to eight large (18" x 36") sheets depending upon the home involved. Each set shows all dimensions, views, details and elevations necessary for a professional builder to complete the home. Material lists are included with each set of blueprints you order. These lists show the quantities, types and sizes of materials required to build your home.

**3. MAIL FOR THE BLUEPRINTS. . .** After you have chosen a design that fits your requirements, or if you have one that you wish to study in more detail, merely clip the order blank on the back cover and mail it with your remittance. However, if it is not convenient for you to send a check or money order, you may indicate that you wish to have your blueprints shipped C.O.D. Should time be of essence, as it sometimes is with many of our customers, you might consider sending a prepaid telegram for the merchandise you wish us to send C.O.D.

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**A NOTE REGARDING REVERSE BLUEPRINTS . . .** As a special service to those wishing to build in reverse of the plan as shown, we do include an extra set of reversed blueprints for only \$5.00 additional with each order for four or more standard blueprints. Even though the lettering and dimensions appear backward on reversed blueprints, they make a handy reference because they show the house just as it's being built in reverse from the standard blueprints—thereby helping you visualize the home better. Standard blueprints may be returned if in salable condition and if done so within ten days. Reversed blueprints cannot be returned.



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**100 SELECT HOMES**—Within the 48 pages of this plan book there are six separate sections featuring low cost homes, custom homes, homes with four bedrooms, cottages and summer homes, 1½ and 2 story homes, and duplexes. In addition you will find a number of split-levels for the flat as well as the sloping sites. These select designs are outstanding examples of contemporary, traditional and modern architecture with delightful floor plans. 50c.

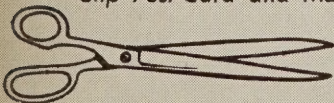


**62 CUSTOM HOMES**—This book contains 62 exquisitely styled homes with outstanding floor plans. Although there are both small and large homes, emphasis has been placed on homes to fit the medium budget. You'll have fun studying the 1½ and 2 story homes, the L-shaped homes, and the tri-levels. In addition, you will find most interesting those with exposed basements, contemporary and traditional exteriors, and those featuring outdoor living. There are also a number of pictures featuring interior design. 50c.

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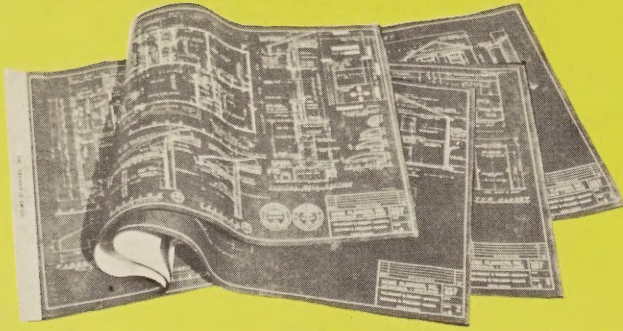
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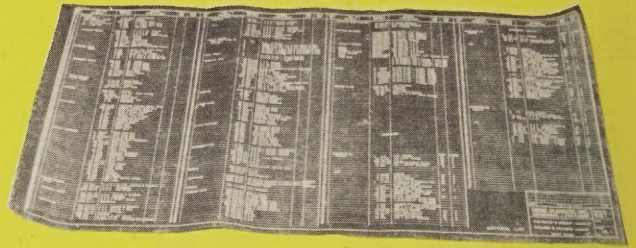


# HOME PLANNERS' SERVICES



## THE CONSTRUCTION BLUEPRINTS

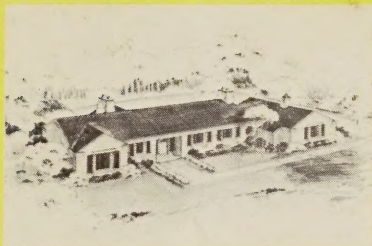
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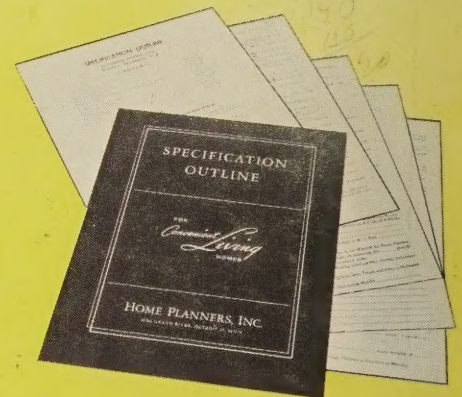
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